

10:06:56

OCA PAD INITIATION - PROJECT HEADER INFORMATION

04/25/88

Active

Project #: **D-48-699**
Center #: R6486-OAO

Cost share #:
Center shr #:

Rev #: 0
OCA file #:
Work type : RES
Document : PO
Contract entity: GTRC

Contract#: **862532**
Prime #:

Mod #:

Subprojects ? : N
Main project #:

Project unit:
Project director(s):

ARCH COLL

Unit code: 02.010.164

MYERS J H

Sponsor/division names: ADMIN OFC OF U.S. COURTS
Sponsor/division codes: 147

/ WASHINGTON, DC

Award period: **880322** to **880521** (performance) **880521** (reports)

Sponsor amount	New this change	Total to date
Contract value	24,997.00	24,997.00
Funded	24,997.00	24,997.00
Cost sharing amount		0.00

Does subcontracting plan apply ? : N

Title: PILOT STUDY OF U.S. COURTS

PROJECT ADMINISTRATION DATA

OCA contact: **William J. Lindberg** 894-4820

Sponsor technical contact

Sponsor issuing office

MR. P. GERALD THACKER

M. KAY AUKERMAN

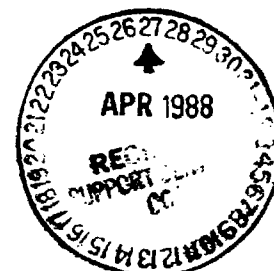
CHIEF FACILITIES BRANCH
ADMINISTRATIVE OFFICE U.S. COURTS
WASHINGTON, D.C. 20544

MANAGEMENT BRANCH
ADMINISTRATIVE OFFICE U.S. COURTS
WASHINGTON, D.C. 20544

Security class (U,C,S,TS) : U
Defense priority rating : N/A
Equipment title vests with: Sponsor
NONE PROPOSED OR ANTICIPATED.

ONR resident rep. is ACO **078713**
N/A supplemental sheet
GIT

Administrative comments -
INITIATION OF PROJECT D-48-699.



GEORGIA INSTITUTE OF TECHNOLOGY
OFFICE OF CONTRACT ADMINISTRATION

NOTICE OF PROJECT CLOSEOUT

Date 1/6/89

Project No. D-48-699

Center No. R6486-0A0

Project Director J.H. Myers

School/Lab Arch.

Sponsor Administrative Office of the U.S. Courts

Contract/Grant No. P.O. 462532

GTRC XX GIT

Prime Contract No. N/A

Title Pilot Study of U.S. Courts

Effective Completion Date 5/21/88 (Performance) 5/21/88 (Reports)

Closeout Actions Required:

- None
- X Final Invoice or Copy of Last Invoice
- Final Report of Inventions and/or Subcontracts
- Government Property Inventory & Related Certificate
- Classified Material Certificate
- Release and Assignment
- Other

Includes Subproject No(s).

Subproject Under Main Project No.

Continues Project No. Continued by Project No.

Distribution:

- X Project Director
- X Administrative Network
- X Accounting
- X Procurement/GTRI Supply Services
- X Research Property Management
- Research Security Services

- X Reports Coordinator (OCA)
- X GTRC
- X Project File
- X Contract Support Division (OCA)
- Other

*file: Courts prg.
file
699*

(404) 894-3390

June 22, 1988

Mr. Keenan Casady, District Executive
Southern District of Florida
Federal Courthouse Square
301 N. Miami Avenue
Miami, FL 33128-7791

Dear Keenan,

Enclosed are two draft copies of the evaluation reports on the Old Courthouse and the Annex for your review and comment. The final reports will have total inventory quantities in the architectural sections and additional plans and color xerox photographs. This work is still in progress since we received the drawings from GSA on 6/16. The inventory descriptions and all work items, including costs are complete. Additional copies have been delivered to Jerry Thacker in DC.

Please contact Rudy Massengill or Beth Grashof of the Center staff if you have questions on the data. Generally, reviewers mark-up or red line the drafts and return them. Serious questions or concerns should be addressed by phone. We very much appreciate your interest, support and assistance during this work.

Sincerely,

John H. Myers
Asst. Dean for Research

JHM:aar

Enclosures

Casady.622
Admin #34

*(2 each: Drafts of 7L0079AD + 7L0078AD, Bldg. Plans for 29A
& Project Statement)*

D48-699 Deliverable #2

DRAFT

Page 1
06/14/88
FL0029AD

GENERAL INFORMATION

U.S. POST OFFICE AND COURTHOUSE (The Old Courthouse)

300 NE 1st Avenue
Miami, FL 33128

OWNERSHIP: Federal

CURRENT USE: Federal Courts

PROPOSED USE: Same

OWNERS

General Services Administration

ADDRESS

Washington, D.C.

PHONE

CONTACTS

Keenan Casady

ADDRESS

301 N. Miami Ave., Miami, Florida 33128

PHONE

(305)536-6968

LANDMARK SIGNIFICANCE

ENDANGERED STATUS

ARCHITECTURAL DESCRIPTION

The Old US Courthouse and Post Office is a 3-story, Beaux-Art style building built out of native coquina. The main facade is symmetrical with a slightly recessed bay at each end of the main block. The central portion is richly detailed with 2-story Corinthian columns appearing to support an entablature and cornice. The deep cornice, which separates the 2nd and 3rd flrs continues around the building. At each end of the main block double pairs of pilasters are used. Windows throughout the building are aluminum casements. Along the main facade the windows at the 2nd flr are arched. On the N and S elevations pilasters are substituted for columns and 2nd flr windows are simple casements, not arched. Other features of note include a carved stone parapet located in the center of the main facade. The main interior space is the original Post Office lobby which spans the width of the building. Floors are marble with geometric patterns inlaid with various colored marbles. Walls are veneered in marble to about 10 ft. The plaster ceilings are vaulted. The District Court, located on the second floor, is the largest interior space. Windows line the N and S sides. The ceiling is coffered. The

GENERAL INFORMATION -----

ARCHITECTURAL DESCRIPTION continued...

walls are paneled, with cellulose panels above simulating ashlar blocks. A WPA era mural is behind the judge's bench. The 2nd and 3rd flr finishes vary from marble floors and wainscoting in the corridor areas, to commercial grade carpeting and painted gypsum board in the office areas. In plan, these two floors can be described as doughnut shaped, double loaded corridors.

CONDITION DESCRIPTION

Generally the Old Courthouse is in good condition. Exterior problems are masonry related including the erosion of a small section of coquina at the south end of the West elevation. Algae are also thriving in this area as a result of continuous dampness. Additionally, plant material is growing out of the cornice which wraps around the 3 main facades. In some areas, plants as tall as 24" were spotted growing out of the mortar joints. Interior problems include plaster deterioration in 2 stairwells and miscellaneous damaged and deteriorated acoustical ceiling tiles. The former can be attributed to leaks from the exterior of the building. The latter includes panels stained by condensation from air conditioning ducts running above the ceilings.

EVALUATION PROCEDURE

CONDITION DESCRIPTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS: The age of the building and subsequent lack of on-site documentation, ie. as built drawings and O & M manuals, has resulted in mechanical systems that are difficult to control. The problems of humidity and poor ventilation could be readily corrected by the installation of appropriate equipment. Re-calibration of the controls followed by the testing and balancing of the entire air system would render the building in good condition. Exposed conductors for the lighting fixtures are the primary electrical concern. Replacement of the storm ejection system, the asbestos abatement in the piping insulation, and replacement of leaking water fixtures should alleviate the majority of the plumbing problems.

GENERAL INFORMATION

LANDMARK INFORMATION

NHL LISTING: None
DATE LISTED: N/A
ESTABLISHED BOUNDARIES: No
ACREAGE:
ARCHEOLOGICAL RESOURCES ON SITE:
ABOVE GROUND: No
BELOW GROUND: Unknown
OTHER HISTORIC BUILDINGS ON SITE:

OTHER BUILDINGS ON SITE:
Courthouse Annex to west

SIGNIFICANCE

NHL PERIOD OF SIGNIFICANCE: N/A
AREA OF SIGNIFICANCE: Potentially eligible for the
National Register

NHL THEME:
OTHER PERIODS OF SIGNIFICANCE:
STATE HISTORIC LISTING:

LOCAL HISTORIC LISTING:

PAST FEDERAL INVOLVEMENT/FUNDING:

PAST STATE INVOLVEMENT/FUNDING:

BUILDING HISTORY

DATE OF CONSTRUCTION: 1931-33
ARCHITECT:
HISTORIC FUNCTION: P.O./US Courts
YEARS MODIFIED/MODIFICATION:
1985- interior renovated

LOCATION INFORMATION

LOCATION: Intersection of NE 1st Ave + NE 3rd St.
COUNTY: Dade
COUNTY CODE: 025
US CONGRESSIONAL DISTRICT: 18
STATE LEGISLATIVE DISTRICT:
UTM COORDINATES:

MARKETING INFORMATION

PERCENT OCCUPIED: 100%

ASSESSED VALUE: ~~100~~

LAND.....

BUILDING..

DATE.....

PROPERTY TAX RATE. N/A

APPRAISAL:

LAND.....

BUILDING..

DATE.....

SOURCE....

ADDRESS.

PHONE...

IS BUILDING ON MARKET? No

ASKING PRICE: N/A

FEASIBILITY STUDIES: No

DEED RESTRICTIONS:

ZONING CLASSIFICATION:

HISTORIC PRESERVATION ZONING RESTRICTIONS: No

ARCHITECTURAL REVIEW BOARD JURISDICTION: No

PROXIMITY TO RAPID TRANSIT: 2 blks E+W+N

PROXIMITY TO MASS TRANSIT: On major bus line

PROXIMITY TO MAJOR HWYS: 4 blks to I-95

PROXIMITY TO OTHER DEVELOPMENTS: 4 blks Metro Dade

PROXIMITY TO CBD: Within CBD

NUMBER OF PREVIOUS OWNERS: 0

LOCAL COST FACTOR: N/A

OPERATIONS INFORMATION

Open to the Public

SEASON: Year round

HOURS: 8:00 to 5:00

AVERAGE OPERATING COSTS

YEARS.....

ELECTRICAL.....

GAS..... N/A

OIL.....

COAL..... N/A

WATER/SEWER....

INSURANCE..... N/A

PROPERTY TAXES: N/A

BUILDING CODE INFORMATION

APPLICABLE CODES:

Southern Bldg Code

NFPA 101

HISTORIC PRESERVATION CLAUSE: Yes

OCCUPANCY CLASSIFICATION: Business

OCCUPANT LOAD: 200

HAZARD OF CONTENTS: Ordinary

SEISMIC ZONE: 0

GENERAL INFORMATION -----

BUILDING INFORMATION

FLOOR AREA:..... 111416 SF
ROOF AREA:..... 653000 SF
PERIMETER LENGTH:.... 971 LF
NUMBER OF STORIES:... 3
TYPE OF CONSTRUCTION: Concrete frame + floor slabs

NUMBERING INFORMATION

BUILDING NUMBER: FL0029AD
NATIONAL REGISTER NUMBER: N/A
OTHER NUMBER: FL0029AD
SOURCE: GSA

DOCUMENTATION

WRITTEN/PHOTOGRAPHIC/GRAPHIC MATERIAL:

TYPE	DATE	LOCATION
----	----	-----
Fire Safety Survey	01/14/82	GSA/Site
Bldg Evaluation Rpt	02/88	GSA/Site

EMERGENCY SERVICES INFORMATION

Fire Protection by:

Hospital facilities at:

Police Protection by:

OTHER CONTACT INFORMATION

REDEVELOPMENT COMMISSION

NATIONAL PARK SERVICE REGIONAL OFFICE

SERO Preservation Assistance
Services

75 Spring Street, Atlanta, Georgia 30303

(404)331-2643

STATE HISTORIC PRESERVATION OFFICE

Div of Historical Resources

Dept of State, The Capitol, Tallahassee, Florida 32301

(904)487-2333

LOCAL/STATE-WIDE PRESERVATION GROUPS

BUILDING INSPECTION DEPARTMENT

GENERAL INFORMATION -----**INSPECTION TEAM DATA**

DATE OF INITIAL INSPECTION: 05/04/88

INSPECTION TEAM PERSONNEL:

INSPECTOR #1

Rudy Massengill

Architect

CAC/Col of Architecture

Georgia Tech

Atlanta, GA 30332-0155

404-894-3390

AREAS: AR/FS/HC/SI

INSPECTOR #2

Gabe Finke

Engineer

ISES

4615 Hwy 78 - Suite 1A

Lilburn, GA 30247

(404)985-8651

AREAS: PH/PL/ME/EL

INSPECTOR #3

Beth Grashof

Architect

CAC/Col of Architecture

Georgia Tech

Atlanta, GA 30332-0155

(404)894-3390

AREAS: AR/Drawings

TIME: 8 hrs

DATE OF DATA ENTRY: 05/14/88

DATA ENTRY BY:

NAME..... Beth Grashof

ADDRESS.. CAC/Col of Architecture

Georgia Tech

Atlanta, GA 30332-0155

PHONE.... (404)894-3390

DATE OF LAST UPDATE INSPECTION:

COMMENTS: _____

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
SITE					
1 PEDESTRIAN ACCESS:WALKWAY	Concrete sidewalk around North+East+ South	4		GOOD	
2 VEHICULAR ACCESS:PARKING	Private secured parking in new garage/ public lots + garages available offsite/ metered parking on 3rd + 4th Streets	6		GOOD	
4 LANDSCAPING:FLORA	Grassed areas on N+E+S between building+ sidewalk/sparse use of ornamental plants (flowering shrubs)	3		GOOD	
5 LANDSCAPING:FENCES/WALLS	Granite borders between building + sidewalk/2 large flagpoles along NE 1st Avenue	2		GOOD	
NOTE: The large flagpoles are mounted along inside edge of granite curbing at East elevation.					
6 LANDSCAPING:PLAN	Enclosed courtyard between 2 buildings/ ceramic tile pavers-common bond/ perimeter planters-concrete/tree wells	2		GOOD	
NOTE: Landscape materials in courtyard include split leaf philodendron + flowering shrubs. Liriope used as edging along planters. Built-in benches occur in selected areas.					
7 LANDSCAPING:GRADE	Flat	3		GOOD	
8 UTILITY SERVICE:HYDRANTS	Corner of NE 1st Avenue + NE 3rd Street	6		GOOD	
EXTERIOR ENVELOPE					
11 FOUNDATION:WALLS 1	Granite blocks-irregular sized-standard coursing	1		GOOD	
17 FOUNDATION:OPENINGS	Small openings at grade create "clear- story" lights for basement rooms/light wells at each corner of west elevation	1		GOOD	
26 WALLS:SURFACE MATERIAL 1	Coquina veneer N + S + E elevations	1		GOOD	
27 WALLS:SURFACE MATERIAL 2	Brick veneer on West elevation	2		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
28 WALLS:SURFACE MATERIAL 3	Brick veneer-patio/brick veneer on all "courtyard" side walls	1		GOOD	
29 WALLS:FINISH 1	Coquina- unfilled	1		GOOD	
30 WALLS:FINISH 2	Brick-smooth/painted off-white	2		GOOD	
31 WALLS:FINISH 3	Rough	1		GOOD	
32 WALLS:GENERAL	Coquina exterior including trim/small amount of carved stone used as applied details:column capitals+medallions	1		GOOD	
33 OPENINGS:MAIN DOOR	Mill finish aluminun + glass storefront doors	4		GOOD	
34 OPENINGS:MAIN DOOR TRIM	Cast aluminum surround with a raised chevron pattern	1		GOOD	
NOTE: Masonry openings at main entrances (SE + NE Corners) have carved stone surrounds.					
35 OPENINGS:OTHER DOORS	Wood (solid)/hollow metal/wood store-front with single glazed panel on west elevation	4		GOOD	
36 OPENINGS:OTHER DOOR TRIM	Wood/hollow metal	4		GOOD	
37 OPENINGS:WINDOW FRAME 1	Cast aluminum/major vertical+horizontal members have raised chevron pattern	1		GOOD	
38 OPENINGS:WINDOW SASH 1	Aluminum industrial type/combo casements + fixed + operable hoppers/ generally 1st + 2nd floor	2		GOOD	
39 OPENINGS:WINDOW TRIM 1	Significant windows (openings) incorporate a carved coquina surround	1		GOOD	
40 OPENINGS:WINDOW FRAME 2	Cast aluminum	2		GOOD	
41 OPENINGS:WINDOW SASH 2	One pair industrial type casements per masonry opening	2		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
46 OPENINGS:GLAZING	Single panes of clear vision glass/PSV film applied in selected areas on south elevation	4		GOOD	
47 OPENINGS:STORMS	Interior type of two sheets of glass in wood frames in major openings along east most perimeter/fixed	4		GOOD	
48 OPENINGS:SCREENS	Interior screens on industrial sash	3		GOOD	
50 OPENINGS:HARDWARE	Metal lever/handle-manually operated	3		GOOD	
51 OPENINGS:WDO LINTELS/SILLS	Coquina	1		GOOD	
52 OPENINGS:GENERAL	All openings faced with coquina unless otherwise stated	1		GOOD	
53 FEATURES:STAIRS 1	Granite-low profile	1		GOOD	
60 FEATURES:ORNAMENTATION 1	Coquina watertable + continuous sill line/ogee profile	1		GOOD	
61 FEATURES:ORNAMENTATION 2	Engaged pilaster/columns	1		GOOD	
62 FEATURES:CHIMNEYS 1	Brick- interior at light courts	2		GOOD	
65 ROOF:CORNICE	Deep continuos cornice above 2nd floor windows	1		FAIR	SERIOUS
68 ROOF:DORMERS	Small semicircular type on tile roof/ used as roof vents	1		GOOD	
69 ROOF:PARAPET/BALUSTRADE	Continuous- faced with coquina	1		GOOD	
71 ROOF:SURFACE MATERIAL 1	Clay barrel tile	1		GOOD	
72 ROOF:SURFACE MATERIAL 2	Built-up roofing/new in 1988	4		GOOD	
73 ROOF:SURFACE MATERIAL 3	Terra cotta tiles set in bed of tar	1		FAIR	
76 ROOF:DRAINAGE	Interior drains	3		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
80 ROOF:STRUCTURE 1	Concrete beams + roof slab	2		GOOD	
INTERIOR ENVELOPE					
87 WALLS:MATERIAL 1	Yellow glazed brick-common bond/in base- ment mechanical + boiler rooms only	2		GOOD	
88 WALLS:MATERIAL 2	Plaster on CMU/exposed CMU	2		GOOD	
89 WALLS:MATERIAL 3	Sheetrock over metal studs	4		GOOD	
90 WALLS:FINISH 1	Painted plaster + sheetrock	4		FAIR	
91 WALLS:FINISH 2	Vinyl wall coverings used extensively in private offices	4		FAIR	
93 WALLS:TRIM 1	6" vinly base at plaster walls/4" vinyl base at sheetrock walls	4		GOOD	
102 OPENINGS:DOORS 1	Metal fire doors	4		GOOD	
103 OPENINGS:DOOR TRIM 1	Hollow metal	4		GOOD	
104 OPENINGS:DOORS 2	Solid core wood	4		GOOD	
105 OPENINGS:DOOR TRIM 2	Wood-simple profile	4		GOOD	
108 OPENINGS:WINDOW TRIM 1	Flush sills-wrapped in aluminum	1		GOOD	
112 CEILINGS:MATERIAL 1	Exposed hollow clay tiles/plastered in "common" areas	3		GOOD	
113 CEILINGS:MATERIAL 2	Plaster over hollow clay tile or wire lath	3		GOOD	SERIOUS
114 CEILINGS:MATERIAL 3	Lay-in acoustical tile-generally 2'x4'/ Cellotex perforated 12"x12" tiles/ cellulose panels/rated 4	3/4		FAIR	

NOTE: Ceilings in two larger courtrooms contain coffered skylights. Rated 3.

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
116 CEILINGS:FINISH 2	Painted	4		GOOD	
117 CEILINGS:FINISH 3	Factory finished acoustical+Cellotex+ cellulose panels	4		FAIR	
125 FLOORS:MATERIAL/FINISH 1	Scored concrete/painted in chiller rooms	3		GOOD	
127 FLOORS:MATERIAL/FINISH 3	Vinly tile or commercial grade "glue- down" carpet/plush carpet in most judges chambers	4		GOOD	
133 FEATURES:MAIN STAIRS	Enclosed stairs of marble	1		GOOD	
138 FEATURES:EXPOSED COLUMNS	Poured in place concrete	3		GOOD	
FIRE/LIFE SAFETY					
143 EGRESS:LIGHTING/SIGNS	Lighted ceiling mounted exit signs at points of exit	6		GOOD	
144 EGRESS:PATH	Offices to corridors to fire stairs	6		GOOD	
145 EGRESS:HAZARDOUS AREAS	Wood stud construction at 3rd floor mechanical rooms	5		POOR	CRITICAL
152 DETECTION:FIRE DETECTION SYS	Smoke detectors at all elevator lobbies- generally ceiling mounted	6		GOOD	
153 DETECTION:PULL-STATION	Located at all elevator lobbies + throughout corridors + selected spaces	6		GOOD	
154 EXTINGUISHING:EXTINGUISHERS	Wall mounted CO2 type/readily accessible in mechanical areas/housed in recessed cabinets throughout corridors	6		GOOD	
156 EXTINGUISHING:SPRINKLERS	Entire structure is sprinklered/exposed heads throughout	6		GOOD	
157 SEISMIC:CODE CONCERNS	Zone D-No damage			GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
HANDICAPPED ACCESSIBILITY					
161 ACCESSIBILITY:PLAN	Ramp from sidewalk to level one at SE entry/entrance from courtyard via garage elevator	4		GOOD	
162 EXTERIOR:DESIGNATED PARKING	Spaces designated in adjoining garage	6		GOOD	
PUBLIC HEALTH					
168 WATER TREATMENT:DOMESTIC WATER	Supplied by city	6		GOOD	
169 WATER TREATMENT:WASTE WATER	City sewer	6		GOOD	
170 REFUSE:HANDLING	Removed by private contractor-IWS, an Atwoods company	6		GOOD	
HEATING/VENTILATION & AIR CONDITIONING					
172 HEATING:EQUIPMENT 1	Electric duct heaters/supply side AHU's- 12-28 KW rated each	6		GOOD	
177 COOLING:EQUIPMENT 1	Centrifugal chillers/York 277 ton cont/ located in basement/6 years old	6	2 EA	GOOD	
178 COOLING:EQUIPMENT 2	Cooling tower-30 ton BAC/located on roof	6	1 EA	FAIR	MINOR
179 COOLING:PIPING NETWORK	2 pipe closed system/AHU condensate drain lines included	6		FAIR	SERIOUS
181 VENTILATION:AIR HANDLERS	Carrier + Trane chill water system-cold deck/20 coils	6		POOR	SERIOUS
182 VENTILATION:FANS	Exhaust + return air VAV/multizone/ single duct	6	5 EA	POOR	SERIOUS
183 VENTILATION:DUCT WORK	Sheet metal/insulated with foil backed duct wrap at VAV multizone applications	6		FAIR	SERIOUS
185 HVAC:DECORATIVE FEATURES	Original radiators in old Post Office lobby- no longer in operation	2	6 EA	POOR	
186 HVAC:GENERAL	HVAC controls systems in poor operating condition	6	110 EA	FAIR	SERIOUS

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
PLUMBING/UTILITY					
187 WATER:PIPING NETWORK	30 years old-asbestos insulation	5		POOR	CRITICAL
188 WATER:EQUIPMENT	Storm ejection system	6		POOR	SERIOUS
189 WATER:HOT WATER HEATING	Central system/personal 5 gallon heaters	6	5 EA	GOOD	
190 WATER:FIXTURES 1	40 floor mounted water closets/30 wall mounted sinks/20 wall mounted urinals/ all recently upgraded + preserved	3	90 EA	GOOD	
192 WASTEWATER:PIPING NETWORK	Cast iron soil pipe network with venting/original system with 35% upgrade	6		FAIR	
193 WASTEWATER:PUMPS	Sewage ejection from pit	6	4 EA	GOOD	
196 PLUMBING/UTILITY:GENERAL	Existing laboratories at 2nd floor require total upgrade	6	2 EA	POOR	SERIOUS
ELECTRICAL					
197 INCOMING SERVICE:TRANSFORMER	1000 KVA pad mounted/air cooled/480 V	6	1 EA	POOR	CRITICAL
198 INCOMING SERVICE:SERVICE LINES	High voltage/approx 300-500 MCM/ conductor-3 line insulated individual leg via conduit-rigid	6		FAIR	
199 INCOMING SERVICE:GROUND	Grounded via bldg domestic plumbing grid	6		GOOD	
200 INCOMING SERVICE:MAIN DIST PNL	Motor control switchboard/max rating 1200 AMPS/primary electrical apparatus with separate safety	6	1 EA	FAIR	
NOTE: Disconnect secondary switch.					
201 MAIN DISTR PNL:ACCESS/MARKING	Space requirement appropriate/test + identify for proper directory marking + ID	6		POOR	SERIOUS
202 ADDITIONAL PNLS:SERV. CAPACITY	Power-lighting panel 100 AMP/panel--?-- 3/4 wire	6	26 EA	FAIR	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
ELECTRICAL					
203 ADDITIONAL PNLS:ACCESS/MARKING	Panels generally accessible/accuracy of circuit identification unknown/see work recommendation for #201	6		FAIR	
204 NETWORK:CONDUCTORS/RACEWAY	Varied plastic/cloth insulated 3/4 wire network-conduit/raceway	6		FAIR	MINOR
205 NETWORK:LIGHTING TYPE 1	Fluorescent:620 2'x4' fixtures/100 1'x4' fixtures	6	720 EA	FAIR	MINOR
206 NETWORK:LIGHTING TYPE 2	Varied decorative incandescent fixtures/see work recommendation for #205	3	110 EA	FAIR	
207 ELECTRICAL:GENERAL 1	Several disconnected and abandoned utilities:electrical + piping + communications	5		POOR	SERIOUS

WORK RECOMMENDATIONS----- by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
CRITICAL				
145 FIRE/LIFE SAFETY EGRESS:HAZARDOUS AREAS PRIORITY: CRITICAL RATING: 5 SOURCE:	New wall at mechanical room built of non-rated material/no door- emergency exit unpro- tected NFPA 101	Replace wood studs with metal+ two layers 5/8" fire rated gypsum board/install fire rated door to enclose room		0 0 0 =====
				\$ 0
187 PLUMBING/UTILITY WATER:PIPING NETWORK PRIORITY: CRITICAL RATING: 5 SOURCE: RS Means	Piping insulation contains asbestos CFR-40	Remove asbestos + reinstall piping	1250 LF	1560 6750 1662 =====
				\$ 9972
197 ELECTRICAL INCOMING SERVICE:TRANSFORMER PRIORITY: CRITICAL RATING: 6 SOURCE: RS Means	Transformer air cooled dry type which has exceeded life cycle CFR-40/NEC 70-450	Replace with air cooled dry type 1000 KVA rated/costs include demolition + set up + auxilliary equipment	1 EA	56800 21700 15700 =====
				\$ 94200
SERIOUS				
65 EXTERIOR ENVELOPE ROOF:CORNICE PRIORITY: SERIOUS RATING: 1 SOURCE: R S Means	Plant material being allowed to grow along cornice/in some areas large plants are weaken- ing mortar joints and allowing water penetration into wall	Remove all plant material and repoint joints where loss of mortar has occurred/clean cornice and apply fungicide	1200 SF	25 4247 854 =====
				\$ 5126
113 INTERIOR ENVELOPE CEILINGS:MATERIAL 2 PRIORITY: SERIOUS RATING: 3 SOURCE: RS Means	Failed plaster due to excess moisture/finish coat bubbled+ areas with exposed lath	Remove deteriorated plaster + lath/replace lath as required/ apply new scratch + finish coats to match original/paint to match existing	500 SF	266 607 174 =====
				\$ 1047
179 HVAC COOLING:PIPING NETWORK PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Condensate drain line runs through window and drains on side of bldg causing deterior- ation of coquina NFPA 214	Reroute PVC condensate piping with appropriate specialty devices	1 EA	60 200 52 =====
				\$ 312

WORK RECOMMENDATIONS----- by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
180 HVAC COOLING:GENERAL PRIORITY: SERIOUS RATING: SOURCE: RS Means	Basement overcooled to alleviate humidity	Install reheat duct heaters	4 EA	7600 1200 1760 =====
				\$ 10560
181 HVAC VENTILATION:AIR HANDLERS PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	4 Trane air handlers old + in poor condition NFPA 90B	Replace air handlers with appropriate equipment	4 EA	56000 16800 14560 =====
				\$ 87360
182 HVAC VENTILATION:FANS PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Fan motors for exhaust + return air are 110 V instead of 480 V-3 phase NEC 70B	Replace motors with correct size	5 EA	16500 2000 3700 =====
				\$ 22200
183 HVAC VENTILATION:DUCT WORK PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Existing duct system including grills+registers+diffusers needs cleaning+balancing (air changes, CFM)	Clean + balance entire system		24700 140000 32940 =====
				\$ 197640
186 HVAC HVAC:GENERAL PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Air handling units and thermo- stats need controls recal- ibrated- hot + cold spots in building NFPA 90B	Replace air compressor with refrigerated dryer duplex type	2 EA	33240 42400 15128 =====
				\$ 90768
188 PLUMBING/UTILITY WATER:EQUIPMENT PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Emergency storm ejection diesel motor inoperative/2 storm ejection pumps in poor condition	Upgrade motor/replace pumps	3 EA	7200 3600 2160 =====
				\$ 12960

WORK RECOMMENDATIONS by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
196 PLUMBING/UTILITY PLUMBING/UTILITY:GENERAL PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	2 lavatories on second floor in poor condition-piping leaks through to 1st flr ceiling	Replace with modern equipment+ upgrade pipe chase + specialty valves to include all connections	2 EA	2180 1680 772 =====
				\$ 4632
201 ELECTRICAL MAIN DISTR PNL:ACCESS/MARKING PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Existing MDP switchboard and motor control center needs marking + identification of directory NEC 70-110-22	Label directory of MDP + motor control center		278 1306 316 =====
				\$ 1900
207 ELECTRICAL ELECTRICAL:GENERAL 1 PRIORITY: SERIOUS RATING: 5 SOURCE: RS Means	Building has varied abandoned utility systems NFPA 70E	Identify and remove/demolish systems and repair surface areas/seal all penetrations with fire rated construction		6400 24800 6240 =====
				\$ 37440
MINOR				
204 ELECTRICAL NETWORK:CONDUCTORS/RACEWAY PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Central courtroom has exposed communication wiring NEC-70B	Install appropriate conductors for communication in approved conduit raceways	200 LF	1300 960 452 =====
				\$ 2712
205 ELECTRICAL NETWORK:LIGHTING TYPE 1 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Existing lighting systems require upgrade NEC 70B	Install group revamping + relensing + partial ballast upgrades/secure conductors for incandescent fixtures/replace 30-40 globes and/or lenses	830 EA	10375 19600 5995 =====
				\$ 35970

COST SUMMARY

U.S. POST OFFICE AND COURTHOUSE
300 NE 1st Avenue
Miami, FL 33128

DEFICIENCY CATEGORY	CRITICAL	SERIOUS	MINOR	CATEGORY SUBTOTAL
SITE	\$ 0	\$ 0	\$ 0	\$ 0
EXTERIOR	0	5126	0	5126
INTERIOR	0	1048	0	1048
FIRE	0	0	0	0
HANDICAPPED	0	0	0	0
PUBLIC	0	0	0	0
HEATING	0	408840	0	408840
PLUMBING	9972	17592	0	27564
ELECTRICAL	94200	39341	38682	172223
 PRIORITY SUBTOTAL	 \$ 104172	 \$ 471947	 \$ 38682	

TOTAL COST FOR BUILDING: \$ 614801

PILOT PROJECT SUMMARY REPORT

(404) 894-3390

July 14, 1988

Mr. P. Gerald Thacker
Facilities Branch
Administrative Office of the U.S. Courts
1120 Vermont Avenue, NW
Room 700 "B"
Washington, DC 20544

Dear Jerry,

Per our discussion, I am almost finished with two white papers for your office. They are on: 1) potential adjustments to the NHL program to be more responsive to Courts' facilities and 2) the large scale application of the program to U.S. Courts (i.e. about 500 sites). I will be forwarding both copies soon for your review.

In addition, I want to report on the status of our assessments on the three buildings evaluated to date. Both Miami Court buildings and the Court of Appeals in Atlanta have been inspected, as you know. Drafts of the Miami results were delivered to Keenan Casady and to your office, and we received Keenan's comments on 7/8/88.

The draft of the Court of Appeals is undergoing a final edit and should be delivered to your office and to Norm Zoeller during the week of 7/18. The final reports will include the balance of inventory quantities, typical floors plans and example photos.

During my recent visit to your office, Bruce Rifken was unable to leave his meeting, so I was unable to talk to him about evaluating the Seattle Court. For planning purposes, the cost is likely to be about one-third the cost of the three inspections, or about \$8,500. Travel costs are obviously higher for that building, so a breakdown of the cost is approximately:

Personal Services	\$3,713
OSE	500
Travel	1,100
OH	<u>3,187</u>
Total	\$8,500

We could undertake that evaluation any time you want to proceed. Please call me if you have any questions about the reports. I look forward to discussing these as our work with your office has been very interesting for us. We have also found that there is a high level of interest and support by the Court management and that makes the program much more successful. We would like to stay aware of how the report findings affect the delegation negotiations if that is appropriate.

Sincerely

John H. Myers
Asst. Dean for Research

JHM:aar

Thacker.711
Admin #34

(404) 894-3390

July 15, 1988

Mr. P. Gerald Thacker
Facilities Branch
Administrative Office of the U.S. Courts
1120 Vermont Avenue, NW
Room 700 "B"
Washington, DC 20544

Dear Mr. Thacker,

Re: Post Office and Court House (U.S. Court of Appeals), Atlanta, Georgia

On behalf of John Myers, who is out of town until July 25, I am pleased to submit a draft copy of the Building Inspection Inventory Program for the above referenced building. Please bear in mind that this is a draft, not the final report. Nonetheless this will give you a good idea of what to expect in the final product.

As one of the inspectors, I can report that this particular building has been beautifully rehabilitated and is being maintained very well.

If you have questions regarding the report, please do not hesitate to call me at (404) 894-3390. I look forward to your comments.

W. Rudy Massengill
Architect

WRM:aar

Enclosure

Thacker.715
Admin #34

D48-699 Deliverable #2

DRAFT

Page 1
07/15/88
GA000822

GENERAL INFORMATION

POST OFFICE & COURT HOUSE (U.S. Court of Appeals)

56 Forsyth Street
Atlanta, GA 30303

OWNERSHIP: Federal

CURRENT USE: U.S. Courts

PROPOSED USE: Same

OWNERS

ADDRESS

PHONE

General Services Administration

CONTACTS

ADDRESS

PHONE

Norman Zoeller

56 Forsyth Street, Atlanta, GA 30303

(404)

LANDMARK SIGNIFICANCE

ENDANGERED STATUS

ARCHITECTURAL DESCRIPTION

The U.S. Court of Appeals is a text book example of the Beaux Arts Style of architecture popular in early 20th Century & often used in governmental buildings. Constructed of native Georgia granite, the 5-story, symmetrical building encompasses a small city block. The primary facade facing Peachtree Street, exhibits a projected center block with 7 arched openings. The building's 1st floor exterior walls are heavily rusticated up to the 2nd floor sill line. A decorative belt course extends around the perimeter. The 2nd, 3rd, & 4th stories exhibit a smooth stone veneer with ornate window surrounds. Hood moulding along the 2nd floor windows are heavy with alternating triangulated and arched pediments. A heavy cornice wraps the North and South wings. A continuous denticulated cornice caps the 5th floor. While visible from the street, a 6th floor (attic) in the form of a gabled roof extends along 3 sides. On the backside of the building (West facade), the open area between the N & S wings is covered with a metal roof & exposed steel truss system. The interior of the building has been rehabilitated completely. The first 2 floors (including the base-

GENERAL INFORMATION -----

ARCHITECTURAL DESCRIPTION continued...

ment or ground floor) have been modified rather substantially as part of the adaptive use. While the original finishes of marble, terrazzo & decorative iron work have been restored in the lobby, a large section of flooring has been removed to create an atrium above the law library. A new grand stairwell & pedway has been introduced. Significant interior spaces include the original courtroom which are richly finished in carved wood, brocade fabric panels, & decorative wood floors.

CONDITION DESCRIPTION

It is apparent, immediately upon entering this building that it has recently undergone a substantial rehabilitation. While the inspection identifies major components and rates them accordingly, only minor infractions or deficiencies were noted. Within the attic, there is a re-occurring problem with poor flashing around the copper semi-circular dormers. While to date no real damage may have been noticed, areas were damp indicating some leakage. Also worth noting is the North elevator which was not operating during the two day onsite inspection. Comments were made regarding it not being dependable. Except these and other minor problems, the building is in very good condition.

EVALUATION PROCEDURE

CONDITION DESCRIPTION - HVAC, ELECTRICAL, PLUMBING SYSTEMS

GENERAL INFORMATION -----

LANDMARK INFORMATION

NHL LISTING: N/A
DATE LISTED:
ESTABLISHED BOUNDARIES: No
ACREAGE:
ARCHEOLOGICAL RESOURCES ON SITE:
ABOVE GROUND: None
BELOW GROUND: Unknown
OTHER HISTORIC BUILDINGS ON SITE:
None

OTHER BUILDINGS ON SITE:
None

BUILDING HISTORY

DATE OF CONSTRUCTION: 1910
ARCHITECT:
HISTORIC FUNCTION: Courts/P.O.
YEARS MODIFIED/MODIFICATION:
1987-Interior restored/
remodeled

MARKETING INFORMATION

PERCENT OCCUPIED: 100%
ASSESSED VALUE:

LAND.....

BUILDING..

DATE.....

PROPERTY TAX RATE.

APPRAISAL:

LAND..... 200000

BUILDING.. 1071000

DATE.....

SOURCE.... GSA

ADDRESS. Washington

PHONE... DC

IS BUILDING ON MARKET? No

ASKING PRICE: N/A

FEASIBILITY STUDIES: No

DEED RESTRICTIONS: None

ZONING CLASSIFICATION:

HISTORIC PRESERVATION ZONING RESTRICTIONS: Yes

ARCHITECTURAL REVIEW BOARD JURISDICTION: Yes

PROXIMITY TO RAPID TRANSIT: 3 blks to 5 Points

PROXIMITY TO MASS TRANSIT: On bus line

PROXIMITY TO MAJOR HWYS: 1 mile 1-75/85

PROXIMITY TO OTHER DEVELOPMENTS: 4 blks to GA Pacific

PROXIMITY TO CBD: Within CBD

NUMBER OF PREVIOUS OWNERS: 0

LOCAL COST FACTOR: 0

SIGNIFICANCE

NHL PERIOD OF SIGNIFICANCE: N/A
AREA OF SIGNIFICANCE: Building is listed on the
National Register

NHL THEME:

OTHER PERIODS OF SIGNIFICANCE:

STATE HISTORIC LISTING:

LOCAL HISTORIC LISTING:

PAST FEDERAL INVOLVEMENT/FUNDING:

PAST STATE INVOLVEMENT/FUNDING:

LOCATION INFORMATION

LOCATION: Forsyth at Walton Streets

COUNTY: Fulton

COUNTY CODE: 121

US CONGRESSIONAL DISTRICT: 05

STATE LEGISLATIVE DISTRICT:

UTM COORDINATES:

OPERATIONS INFORMATION

Not Open to the Public

AVERAGE OPERATING COSTS

YEARS.....

ELECTRICAL.....

GAS.....

OIL.....

COAL.....

WATER/SEWER....

INSURANCE.....

PROPERTY TAXES: N/A

BUILDING CODE INFORMATION

APPLICABLE CODES:

NPPA 101

HISTORIC PRESERVATION CLAUSE: No

OCCUPANCY CLASSIFICATION: Business

OCCUPANT LOAD: 955

HAZARD OF CONTENTS: Ordinary

SEISMIC ZONE: 2

GENERAL INFORMATION -----

BUILDING INFORMATION

FLOOR AREA:..... 186460 SF
ROOF AREA:..... 32000 SF
PERIMETER LENGTH:....
NUMBER OF STORIES:... 7
TYPE OF CONSTRUCTION: Steel frame/concrete slabs

NUMBERING INFORMATION

BUILDING NUMBER: GA000822
NATIONAL REGISTER NUMBER:
OTHER NUMBER:
SOURCE:

DOCUMENTATION

WRITTEN/PHOTOGRAPHIC/GRAPHIC MATERIAL:

TYPE	DATE	LOCATION
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Bldg Evaluation	1987	Site/GSA

EMERGENCY SERVICES INFORMATION

Fire Protection by:

Hospital facilities at:

Police Protection by:

OTHER CONTACT INFORMATION

REDEVELOPMENT COMMISSION

Urban Design Commission	Atlanta, GA	(404)658-6093
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NATIONAL PARK SERVICE REGIONAL OFFICE

SERO-Preservation Services	75 Spring Street, Atlanta, GA 30307	(404)331-2643
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STATE HISTORIC PRESERVATION OFFICE

Dept. Natural Resources	205 Butler Street, SE, Suite 1464, Atlanta, GA 30334	(404)656-2840
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LOCAL/STATE-WIDE PRESERVATION GROUPS

Atlanta Preservation Center	84 Peachtree Street, NW, Atlanta, GA 30303	(404)522-4345
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BUILDING INSPECTION DEPARTMENT

GENERAL INFORMATION -----

INSPECTION TEAM DATA

DATE OF INITIAL INSPECTION: 05/24/88

INSPECTION TEAM PERSONNEL:

INSPECTOR #1

Rudy Massengill

Architect

INSPECTOR #2

Gabe Finke

Atlanta, GA 30332-0155

(404)894-3390

DATE OF DATA ENTRY: / /

DATA ENTRY BY:

NAME..... Angela Rush

ADDRESS..

Atlanta, GA 30332-0155

PHONE.... (404)894-3390

DATE OF LAST UPDATE INSPECTION:

COMMENTS: _____

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
SITE					
1 PEDESTRIAN ACCESS:WALKWAY	Municipal sidewalks on four sides	6	4 EA	GOOD	
2 VEHICULAR ACCESS:PARKING	Loading dock facilities only/on-site parking available in various private lots	2	1 EA	GOOD	
3 VEHICULAR ACCESS:DRIVEWAY	Loading dock accessible via alley to the west side	6	1 EA	GOOD	
4 LANDSCAPING:FLORA	None				
5 LANDSCAPING:FENCES/WALLS	Granite walls forming light wells at various points along N + W facades	1		GOOD	
6 LANDSCAPING:PLAN	None				
7 LANDSCAPING:GRADE	None				
8 UTILITY SERVICE:HYDRANTS	One standard hydrant @ each corner	6	4 EA		
9 SITE:GENERAL 1	Urban context with buildings on all four facing blocks	6			
EXTERIOR ENVELOPE					
11 FOUNDATION:WALLS 1	Exterior/granite	1		GOOD	
NOTE: Heavy rustication/smooth face.					
12 FOUNDATION:WALLS 2	Interior/brick	1		GOOD	
17 FOUNDATION:OPENINGS	Masonry openings above grade with fixed windows	1	11 EA	GOOD	
18 FOUNDATION:GENERAL	Below grade entrances to building along N facade	1	3 EA	GOOD	
NOTE: Access through lightwell along perimeter of foundation.					

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
19 WALLS:STRUCTURE 1	Steel frame				
26 WALLS:SURFACE MATERIAL 1	Granite veneer	1		GOOD	
NOTE: Rusticated along first floor exterior walls/Smooth face from water table down/Ogee profile water table.					
29 WALLS:FINISH 1	Natural stone/smooth				
38 OPENINGS:WINDOW SASH 1	Casement type/combination fixed and operable/Metal possibly bronze or copper	1	254 EA	GOOD	
39 OPENINGS:WINDOW TRIM 1	Heavy hood mouldings over 2nd floor windows/Carved granite	1	37 EA	GOOD	
NOTE: Three types including flat, arched and triangulated.					
46 OPENINGS:GLAZING	Clear vision glass	2		GOOD	
51 OPENINGS:WDO LINTELS/SILLS	Granite				
58 FEATURES:BALCONY	Granite balustrades/Classical "urn" shape/East facade/2nd floor openings	1	7 EA	GOOD	
60 FEATURES:ORNAMENTATION 1	Carved granite hood mouldings around 2nd, 3rd, and 4th floor	1		GOOD	
NOTE: Square, arched and triangulated pediments.					
62 FEATURES:CHIMNEYS 1	Chimneys/Scored stucco/Decorative beltcourse @ line of eave	1	2 EA	GOOD	
NOTE: Copper cap.					
68 ROOF:DORMERS	Half-round dormers/Copper/Fixed 6-light window	1	19 EA	GOOD	
NOTE: Some sash removed to accomodate fixed louver.					

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
69 ROOF:PARAPET/BALUSTRADE	Glazed terracotta tiles/Green	1	1006 LF	GOOD	
NOTE: Repetitive pattern/Installed in pieces approximately 18 inches long.					
71 ROOF:SURFACE MATERIAL 1	Glazed terracotta tile/Green	1	26604 SF	GOOD	
72 ROOF:SURFACE MATERIAL 2	Sheet copper section along Forsyth Street side + hipped portion of roof	1	15773 SF	GOOD	
NOTE: Roof vent/					
75 ROOF:FLASHING	Continuous copper let into stone/Sealed with silicone or a similar caulking	2	321 LF	GOOD	
76 ROOF:DRAINAGE	Interior scuppers and drainage system	2		GOOD	
NOTE: Constructed of copper.					
77 ROOF:DECKING/SHEATHING 1	Wood/Butt-jamed 1x's			GOOD	
84 ROOF:GENERAL	Continuous copper gutters along hip portion of roof	2	1086 LF	GOOD	
NOTE: 2 large vents in hip portion of roof.					
85 EXTERIOR:GENERAL 1	Penthouse is square/Clad in copper	2	387 SF	GOOD	
NOTE: Wooden casement windows and continuous gutter.					
INTERIOR ENVELOPE					
87 WALLS:MATERIAL 1	Plaster	2		GOOD	
88 WALLS:MATERIAL 2	Gypsum boark/Ceramic tile in bathrooms, generally 4" x 4"	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
89 WALLS:MATERIAL 3	Marble to 48"	1		GOOD	
90 WALLS:FINISH 1	Painted or covered with vinyl wall covering	6		GOOD	
92 WALLS:FINISH 3	Polished	1		GOOD	
93 WALLS:TRIM 1	Marble wainscot in stair halls + halls	1		GOOD	
NOTE: Gray "Georgia" marble.					
94 WALLS:TRIM 2	Wood baseboard stained "dark"	2		GOOD	
95 WALLS:TRIM 3	Decorative marblework in lobby areas including pilaster+ "cap" along top of wainscot	1		GOOD	
96 WALLS:STRUCTURE 1	Steel framing	1		GOOD	
97 WALLS:STRUCTURE 2	Brick in most basement rooms	2		GOOD	
98 WALLS:STRUCTURE 3	Gypsum board over stud	6		GOOD	
102 OPENINGS:DOORS 1	Hollow wood doors/brass kickplate and hardware	6		GOOD	
104 OPENINGS:DOORS 2	Original solid wood "panel" type door	1		GOOD	
108 OPENINGS:WINDOW TRIM 1	Sills in lobby are sheathed in marble	1	23 EA	GOOD	
109 OPENINGS:WINDOW TRIM 2	Sills in basement are approx 24" deep + covered in vinyl wall covering	6		GOOD	
110 OPENINGS:WINDOW TRIM 3	Decorative cast iron screens in 1st floor arched openings	1		GOOD	
NOTE: Painted black + metallic gold.					
112 CEILINGS:MATERIAL 1	Plaster	2		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
113 CEILINGS:MATERIAL 2	2'x2' suspended acoustical ceiling tiles	6		GOOD	
115 CEILINGS:FINISH 1	Painted	6		GOOD	
118 CEILINGS:TRIM 1	In lobby, arches faced with marble	1		GOOD	
NOTE: In rotunda, decorative polychrome plaster rosette.					
121 CEILINGS:STRUCTURE 1	Suspended acoustical tile/2'x2' grid	6		GOOD	
122 CEILINGS:STRUCTURE 2	Arched plaster	2		GOOD	
125 FLOORS:MATERIAL/FINISH 1	Polished	1		GOOD	
126 FLOORS:MATERIAL/FINISH 2	Commercial grade "glue-down" carpet/ Plush pile in executive areas	6	92208 SF	GOOD	
127 FLOORS:MATERIAL/FINISH 3	Terrazo with marble insets/All marble in some areas/Marble base @ 8"	1	14936 SF	GOOD	
NOTE: Gray "Georgia" marble.					
132 FLOORS:GENERAL	4" vinyl base is used in areas of new construction i.e., the library, office, etc.	6		GOOD	
133 FEATURES:MAIN STAIRS	Marble/Open to upper floor/6" rise x 13" run/Rail @ 36" along interior (wraps elevator)	1	7675 SF	GOOD	
NOTE: Stairs are curved. Overall dimensions are based on an average stair. Rail is brass on decorative iron balustrades.					
134 FEATURES:OTHER STAIRS 1	Ceremonial stair/Butt-jointed, plate glass enclosed from 1st floor to Law Library in basement	6	504 SF	GOOD	

NOTE: Brass trim. Carpeted floor to Law Library in basement. 7" rise, 11-1/2" run x 42" wide.

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
137 FEATURES:BUILT-IN FURNITURE	Marble writing desks along perimeter of first floor lobby	1	19 EA	GOOD	
139 FEATURES:GENERAL	Carved wooden mullions on the interior arched openings along first floor interior	1		GOOD	
FIRE/LIFE SAFETY					
142 CODE:VARIANCES	Wall mounted, illuminated "EXIT" signs throughout/Batter operated, double lamp emergency lights				
144 EGRESS:PATH	None				
145 EGRESS:HAZARDOUS AREAS	None				
146 EGRESS:DISTANCE	None				
152 DETECTION:FIRE DETECTION SYS	Zone type system/Control room in basement	6		GOOD	
153 DETECTION:PULL-STATION	Located throughout/Generally in halls, stairwells and lobbies	6		GOOD	
154 EXTINGUISHING:EXTINGUISHERS	Dry chemical type located throughout/Combination wall + cabinet mounted	6		GOOD	
NOTE: Most inspected 4/88.					
156 EXTINGUISHING:SPRINKLERS	Totally sprinkled/Combination wall + ceiling mounted/Generally concealed	6		GOOD	
157 SEISMIC:CODE CONCERNS	Zone 2 - Moderate damage/square masonry structure	6		GOOD	
HANDICAPPED ACCESSIBILITY					
161 ACCESSIBILITY:PLAN	Building is moderately accessible	6		FAIR	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
PUBLIC HEALTH					
168 WATER TREATMENT:DOMESTIC WATER	City	6		GOOD	
169 WATER TREATMENT:WASTE WATER	City sewer	6		GOOD	
170 REFUSE:HANDLING	Private contractor	6		GOOD	
171 PUBLIC HEALTH:GENERAL	Water coolers - Halsey Taylor '85	6	13	GOOD	
NOTE: 3 out of service. Replaced by bottled water cooler.					
HEATING/VENTILATION & AIR CONDITIONING					
172 HEATING:EQUIPMENT 1	Heat exchanger/Upgrades boiler pressure to the 65 psig of circulating pumps/ Located in basement	6	1	GOOD	
173 HEATING:EQUIPMENT 2	Original radiators in (?) central (?) courtroom	1	7	GOOD	
174 HEATING:PIPING NETWORK	Sch. with Baldor circulating pumps (2 @ 10hp each) + hot water expansion tank (420 gal)	6	1	FAIR	MINOR
175 HEATING:BOILERS	Kewanee Boilers/1750MBH/Gas fired/ 30 psig/Located in basement	6	2 EA	GOOD	
177 COOLING:EQUIPMENT 1	Trane centrifugal chillers/150 ton/ Located in basement	6	2 EA	GOOD	
178 COOLING:EQUIPMENT 2	BAC cooling tower/350 ton/nominal vertical discharge/20 HP/900 gpm	6	1 EA	GOOD	
180 COOLING:GENERAL	Sch. insulated+Baldor cond. water pumps (2@ 15 HP)+chill water pumps (2 @ 20 HP) +chill water expansion tank (957 gal)	6		FAIR	MINOR
181 VENTILATION:AIR HANDLERS	Trane	6	13	GOOD	
182 VENTILATION:FANS	Exhaust + return applications	6	6	GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
HEATING/VENTILATION & AIR CONDITIONING					
183 VENTILATION:DUCT WORK	Sheet metal/insulated with foil backed duct wrap	6		FAIR	SERIOUS
186 HVAC:GENERAL	HVAC system pneumatically controlled	6		FAIR	SERIOUS
PLUMBING/UTILITY					
187 WATER:PIPING NETWORK	Copper with booster pumps (2@ 3 HP each)/insulated with black rubber foam	6		GOOD	
189 WATER:HOT WATER HEATING	PVi Nickleshield/Gas Fired/80 gpm/160 psi/Located in basement	6	1	GOOD	
190 WATER:FIXTURES 1	85 floor mtd W.C./20 wall mtd. urinals/104 wall mtd. sinks	6	209	GOOD	
192 WASTEWATER:PIPING NETWORK	Cast iron	6		GOOD	
193 WASTEWATER:PUMPS	Ejector pumps (2@ 2 HP)/Located in basement	6	2	GOOD	
ELECTRICAL					
197 INCOMING SERVICE:TRANSFORMER	750 KVA pad mtd./air cooled/480 watt	6	1	GOOD	
198 INCOMING SERVICE:SERVICE LINES	High Voltage/approx 500 MCM/conductor - 4 wire insulated individual leg via conduit - rigid	6		GOOD	
199 INCOMING SERVICE:GROUND	Parallel 3/0 grounded via bldg domestic plumbing grid	6		GOOD	
200 INCOMING SERVICE:MAIN DIST PNL	1600 AMP main dist./750 KVA rated/3 phase/4 wire/located in basement	6	1	GOOD	
202 ADDITIONAL PNLS:SERV. CAPACITY	Power/Lighting 32 @ 100 AMP, 10 @ 200 AMP, 2 @ 400 AMP	6	44	GOOD	
204 NETWORK:CONDUCTORS/RACEWAY	All conduit in raceway	6		FAIR	MINOR
205 NETWORK:LIGHTING TYPE 1	Mercury vapors-100, flourescent-2000, quartz-20, incandescent-150	6	2270	GOOD	

WORK RECOMMENDATIONS-----
by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
183 HVAC VENTILATION:DUCT WORK PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	AHU-6-1 serving 3rd-5th floors Poplar Street side produces air noise in ductwork to an unacceptable level	Remove and replace existing ductwork with 2" air conditioning lined ductwork	60 LF =====	850 925 355 =====
			\$	2130
186 HVAC HVAC:GENERAL PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Pneumatic controls system not working according to specifi- cations	Recalibrate system including all thermostats	 =====	4200 30500 6940 =====
			\$	41640
MINOR				
174 HVAC HEATING:PIPING NETWORK PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Boiler piping allows for standing water in pipes/ auxiliary hot water pump requires insulation	Re-pipe boiler + insulate where necessary	 =====	350 680 206 =====
			\$	1236
180 HVAC COOLING:GENERAL PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Chill water crossover in basement required insulation/ piping network for cooling + heating requires appropriate marking	Insulate crossover/paint necessary piping in basement	600 LF =====	250 1020 254 =====
			\$	1524
204 ELECTRICAL NETWORK:CONDUCTORS/RACEWAY PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Building has abandoned conduit and conductors/ circulating pump for chemical treatment improperly wired to nearest outlet	Identify and remove/demolish systems and repair surface areas/seal all penetrations with fire rated construction/ tie-in circulating pump to appropriate outlet via conduit	2000 LF =====	475 4240 943 =====
			\$	5658

COST SUMMARY -----

POST OFFICE & COURT HOUSE
56 Forsyth Street
Atlanta,, GA 30303

DEFICIENCY CATEGORY	CRITICAL	SERIOUS	MINOR	CATEGORY SUBTOTAL
SITE	\$ 0	\$ 0	\$ 0	\$ 0
EXTERIOR	0	0	0	0
INTERIOR	0	0	0	0
FIRE	0	0	0	0
HANDICAPPED	0	0	0	0
PUBLIC	0	0	0	0
HEATING	0	43770	2760	46530
PLUMBING	0	0	0	0
ELECTRICAL	0	0	5658	5658
PRIORITY SUBTOTAL	\$ 0	\$ 43770	\$ 8418	

TOTAL COST FOR BUILDING: \$ 52188

DRAFT

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FL0078AD

GENERAL INFORMATION

FEDERAL COURT ANNEX (Federal Courthouse Square)

301 N. Miami Avenue
Miami,, FL

OWNERSHIP: Federal

CURRENT USE: Federal Courts

PROPOSED USE: Same

OWNERS

General Services Administration

ADDRESS

301 N. Miami Ave., Miami, FL 33128

PHONE

(305)536-6968

CONTACTS

Keenan Casady

ADDRESS

PHONE

(305)536-6968

LANDMARK SIGNIFICANCE

This is not a historic building.

ENDANGERED STATUS

Not applicable due to non-historic status.

ARCHITECTURAL DESCRIPTION

The U.S. Courthouse Annex is a contemporary structure, eleven stories high with three-story wings to the North and South of the tower. Constructed of cast concrete, the building is sheathed in cast concrete panels of exposed aggregate. Windows and curtain walls are of bronze anodized aluminum with bronze-tinted glazing. The overall "effect" created by the use of concrete is that of a monolithic or brutalistic structure. Substantial parts of the site are formally landscaped and paved. A depressed courtyard between the old and new structure offer a brick-paved area with built-in seating, shade trees and flowering shrubs. Formal entry into the Annex is by way of a stepped plaza, paved in alternating brick and concrete. The perimeter of the building is bermed and access to the building is provided through a tightly controlled point-of-entry.

GENERAL INFORMATION -----

CONDITION DESCRIPTION

While the overall condition is good, early wear & tear on the interior is creating problems. First, dbl sets of self-closing doors into the courtrooms are failing. Hinges, which appear to be undersized, have pulled free, in some instances causing splintering of the wood doors. Due to their failure, the doors cannot be properly adjusted causing them to drag/catch on the floor covering. These require complete replacement. Tile floors throughout the bldg exhibit two problems. First is breakage of tile pavers along expansion joints. Secondly, is the problem of buckling tiles in specific areas. The behavior of tiles & mortar suggest that the floor is laid on a sub-floor & this element is buckling. Other problems relate generally to wear & tear on finishes & the condition is proportional to the amount of usage.

EVALUATION PROCEDURE

CONDITION DESCRIPTION OF MECHANICAL, PLUMBING AND ELECTRICAL

The primary problem in this building is in controlling the humidity at the expense of proper ventilation. Poor controls at the thermostats and variable air volume boxes result in hot and cold spots throughout the building. Proper dehumidification/reheat would alleviate the necessity for over-cooling and allow appropriate outside air intake. Balancing the entire air system should then result in the desired comfort level.

GENERAL INFORMATION -----

LANDMARK INFORMATION

NHL LISTING: N/A
DATE LISTED:
ESTABLISHED BOUNDARIES: No
ACREAGE:
ARCHEOLOGICAL RESOURCES ON SITE:
 ABOVE GROUND: None
 BELOW GROUND: Unknown
OTHER HISTORIC BUILDINGS ON SITE:
 U.S. Post Office & Courthouse to
 east

OTHER BUILDINGS ON SITE:

SIGNIFICANCE

NHL PERIOD OF SIGNIFICANCE: N/A
AREA OF SIGNIFICANCE: N/A

NHL THEME: N/A
OTHER PERIODS OF SIGNIFICANCE: N/A
STATE HISTORIC LISTING:

LOCAL HISTORIC LISTING:

PAST FEDERAL INVOLVEMENT/FUNDING:

PAST STATE INVOLVEMENT/FUNDING:

BUILDING HISTORY

DATE OF CONSTRUCTION: 1983
ARCHITECT:
HISTORIC FUNCTION: U.S. Courts
YEARS MODIFIED/MODIFICATION:

LOCATION INFORMATION

LOCATION: Intersection of N Miami Ave + NE 3rd St
COUNTY: Dade
COUNTY CODE: 025
US CONGRESSIONAL DISTRICT: 18
STATE LEGISLATIVE DISTRICT:
UTM COORDINATES:

MARKETING INFORMATION

PERCENT OCCUPIED: 100%
ASSESSED VALUE:
 LAND..... N/A
 BUILDING.. N/A
 DATE..... N/A
PROPERTY TAX RATE. N/A
APPRAISAL:
 LAND..... N/A
 BUILDING.. N/A
 DATE..... N/A
 SOURCE.... N/A
 ADDRESS. N/A

PHONE...

IS BUILDING ON MARKET? No
ASKING PRICE: N/A
FEASIBILITY STUDIES: No
DEED RESTRICTIONS: None
ZONING CLASSIFICATION:
HISTORIC PRESERVATION ZONING RESTRICTIONS: No
ARCHITECTURAL REVIEW BOARD JURISDICTION: No
PROXIMITY TO RAPID TRANSIT: 2 blks E + W + N
PROXIMITY TO MASS TRANSIT: On major bus line
PROXIMITY TO MAJOR HWYS: 4 blks to I-95
PROXIMITY TO OTHER DEVELOPMENTS: 4 blks Metro Dade
PROXIMITY TO CBD: Within CBD
NUMBER OF PREVIOUS OWNERS: 0
LOCAL COST FACTOR: N/A

OPERATIONS INFORMATION

Open to the Public
SEASON: Year round
HOURS: 8:00 - 5:00
AVERAGE OPERATING COSTS
YEARS.....
ELECTRICAL.....
GAS..... N/A
OIL.....
COAL..... N/A
WATER/SEWER....
INSURANCE..... N/A
PROPERTY TAXES: N/A

BUILDING CODE INFORMATION

APPLICABLE CODES:
 Southern Bldg Code
 NFPA 101

HISTORIC PRESERVATION CLAUSE: Yes
OCCUPANCY CLASSIFICATION: Assembly
OCCUPANT LOAD:
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 0

GENERAL INFORMATION -----

BUILDING INFORMATION

FLOOR AREA:.....
ROOF AREA:.....
PERIMETER LENGTH:....
NUMBER OF STORIES:... 11
TYPE OF CONSTRUCTION:

NUMBERING INFORMATION

BUILDING NUMBER: FLO078AD
NATIONAL REGISTER NUMBER: N/A
OTHER NUMBER: FLO078AD
SOURCE: GSA

DOCUMENTATION

WRITTEN/PHOTOGRAPHIC/GRAPHIC MATERIAL:

TYPE	DATE	LOCATION
----	----	-----
Fire Safety Survey	01/14/82	GSA/Site
Bldg Evaluation Rpt	02/88	GSA/Site

EMERGENCY SERVICES INFORMATION

Fire Protection by:

Hospital facilities at:

Police Protection by:

OTHER CONTACT INFORMATION

REDEVELOPMENT COMMISSION

NATIONAL PARK SERVICE REGIONAL OFFICE

SERO Preservation Services 75 Spring Street, Atlanta, Georgia 30303 404-331-2643

STATE HISTORIC PRESERVATION OFFICE

Div. of Historical Resources Dept. of State, The Capitol, Tallahassee, Florida 32301 904-487-2333

LOCAL/STATE-WIDE PRESERVATION GROUPS

BUILDING INSPECTION DEPARTMENT

GENERAL INFORMATION -----

INSPECTION TEAM DATA

DATE OF INITIAL INSPECTION: 05/05/88

INSPECTION TEAM PERSONNEL:

INSPECTOR #1

Rudy Massengill
Architect
CAC/Col of Architecture
Georgia Tech
Atlanta,, GA 30332-0155
404-894-3390
AREAS: AR/FS/MC/SI

INSPECTOR #2

Gabe Finke
Engineer
ISES
4615 Hwy 78 - Suite 1A
Lilburn,, GA 30247
404-985-8651
AREAS: PH/PL/ME/EL

INSPECTOR #3

Beth Grashof
Architect
CAC/Col of Architecture
Georgia Tech
Atlanta,, GA 30332-0155
404-894-3390
AREAS: AR/Drawings
TIME: 6 hours

DATE OF DATA ENTRY: 05/14/88

DATA ENTRY BY:

NAME..... Angela Rush
ADDRESS.. CAC/Col of Architecture
Georgia Tech
Atlanta,, GA 30332-0155
PHONE.... 404-894-3390

DATE OF LAST UPDATE INSPECTION:

COMMENTS: _____

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
SITE					
1 PEDESTRIAN ACCESS:WALKWAY	Conc sidewalks on N, S + W sides/Conc plaza at sidewalk, SW side/transition to glazed terracotta pavers at entry	6		GOOD	
NOTE: Curb cut at corner. Handicap ramp @ South side.					
2 VEHICULAR ACCESS:PARKING	Private secured parking in new garage. Public lots + garages available offsite. Metered parking on 3rd + 4th Streets	6		GOOD	
3 VEHICULAR ACCESS:DRIVEWAY	Concrete 2-land driveway from NE 4th St. Slopes down	6		GOOD	
4 LANDSCAPING:FLORA	St. Augustine grass	6		GOOD	
5 LANDSCAPING:FENCES/WALLS	Concrete retaining walls create planting areas/tree wells occur along N, S + W sidewalks + in main plaza	6		GOOD	
6 LANDSCAPING:PLAN	Plaza area contains 5' tree wells	6		GOOD	
9 SITE:GENERAL 1	Courtyard with recessed plaza/Anodized aluminum handrails/Planter walls/Storm drains	6		GOOD	
10 SITE:GENERAL 2	Brick pavers used in plaza areas/storm drains	6		GOOD	
EXTERIOR ENVELOPE					
11 FOUNDATION:WALLS 1	Poured concrete	6		GOOD	
NOTE: First floor elevation same as grade.					
18 FOUNDATION:GENERAL	All structure below grade/Finished floor Exterior plaza elevations similar	6		GOOD	
19 WALLS:STRUCTURE 1	Cast-in-place concrete columns	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
20 WALLS:STRUCTURE 2	Cast-in-place core	6		GOOD	
21 WALLS:STRUCTURE 3	Glass + aluminum curtain wall	6		GOOD	
25 WALLS:INSULATION	Aluminum skinned exterior panels contain a rigid insulation	6		GOOD	
26 WALLS:SURFACE MATERIAL 1	Exposed aggregate poured in place conc at curved wall sections	6		GOOD	
27 WALLS:SURFACE MATERIAL 2	Exposed aggregate precast panels at straight walls	6		GOOD	
28 WALLS:SURFACE MATERIAL 3	Bronze solar tinted glass + bronze anodized aluminum panels	6		GOOD	
29 WALLS:FINISH 1	Light gray natural concrete with white exposed aggregate on all exterior conc	6		GOOD	
31 WALLS:FINISH 3	Bronze glass/Bronze anodized aluminum	6		GOOD	
33 OPENINGS:MAIN DOOR	Bronze anodized aluminum + bronze solar tinted glass	6		GOOD	
34 OPENINGS:MAIN DOOR TRIM	Bronze anodized aluminum	6		GOOD	
35 OPENINGS:OTHER DOORS	Steel louvered along 2nd and 3rd floor balconies	6	4	POOR	MINOR
36 OPENINGS:OTHER DOOR TRIM	Hollow metal (steel)/See work recommen- dation for element #35	6		POOR	
37 OPENINGS:WINDOW FRAME 1	Bronze anodized aluminum	6		GOOD	
38 OPENINGS:WINDOW SASH 1	Bronze anodized aluminum/Generally fixed/Some operable panels	6		GOOD	
39 OPENINGS:WINDOW TRIM 1	Bronze anodized aluminum	6		GOOD	
46 OPENINGS:GLAZING	Bronze solar tinted insulated glass	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
53 FEATURES:STAIRS 1	Poured in place concrete				
55 FEATURES:PORCHES 1	Recessed covered entry	6		GOOD	
57 FEATURES:DECKS	Cast concrete	6		GOOD	
58 FEATURES:BALCONY	Cast concrete/Interior drain	6		GOOD	
69 ROOF:PARAPET/BALUSTRADE	Precast concrete panel with exposed aggregate	6		GOOD	
71 ROOF:SURFACE MATERIAL 1	Built-up roofing	6		GOOD	
85 EXTERIOR:GENERAL 1	Conc ledges/decks outside 6-3rd floor windows (old District Executive's Ofcs.) are cracked/attempt made to caulk	6	6 EA	FAIR	MINOR
INTERIOR ENVELOPE					
87 WALLS:MATERIAL 1	Exposed poured-in-place concrete	6		GOOD	
88 WALLS:MATERIAL 2	Plaster over CMU	6		GOOD	
89 WALLS:MATERIAL 3	Gypsum board over metal studs	6		GOOD	
90 WALLS:FINISH 1	Exposed	6		GOOD	
91 WALLS:FINISH 2	Painted ceramic tile	6		GOOD	
92 WALLS:FINISH 3	Painted or wall covering/Vinyl in non-court areas + fabric in courtrooms + judges chambers	6	2000	FAIR	MINOR
93 WALLS:TRIM 1	Generally ceramic tile	6		GOOD	
94 WALLS:TRIM 2	4" brown vinyl base	6		GOOD	
95 WALLS:TRIM 3	4" brown vinyl base	6	150 LF	FAIR	MINOR
96 WALLS:STRUCTURE 1	Poured-in-place concrete	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
102 OPENINGS:DOORS 1	Solid core wood, fire-rated, painted/ Solid core wood, stained with concealed hinges	6	18 PR	FAIR	SERIOUS
NOTE: Doors with concealed hinges are used in each courtroom.					
103 OPENINGS:DOOR TRIM 1	Metal frame painted	6		GOOD	
104 OPENINGS:DOORS 2	Metal, fixed louver, painted	6		GOOD	
105 OPENINGS:DOOR TRIM 2	Metal frame, painted	6		GOOD	
106 OPENINGS:DOORS 3	Tempered glass	6		GOOD	
107 OPENINGS:DOOR TRIM 3	Bronze anodized aluminum frames	6		GOOD	
108 OPENINGS:WINDOW TRIM 1	Bronze anodized aluminum frames	6		GOOD	
112 CEILINGS:MATERIAL 1	2'x4' "lay-in" acoustical ceiling tiles	6	24 EA	GOOD	MINOR
113 CEILINGS:MATERIAL 2	Gypsum board	6		GOOD	
114 CEILINGS:MATERIAL 3	"Alcan" aluminum strip ceiling	6		GOOD	
115 CEILINGS:FINISH 1	Textured, off-white				
116 CEILINGS:FINISH 2	Painted syp board + aluminum strip ceilings	6		GOOD	
117 CEILINGS:FINISH 3	Painted	6		GOOD	
121 CEILINGS:STRUCTURE 1	Aluminum suspended frame	6		GOOD	
125 FLOORS:MATERIAL/FINISH 1	4"x8" ceramic pavers laid in running bond/Thin set	6	100	FAIR	SERIOUS
126 FLOORS:MATERIAL/FINISH 2	Commercial grade glue-down carpet/Plush pile carpet over pad	6	100 SY	FAIR	MINOR
127 FLOORS:MATERIAL/FINISH 3	1"x1" unglazed ceramic mosaics	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
133 FEATURES:MAIN STAIRS	Poured-in-place concrete	6			
136 FEATURES:ELEVATORS	Ceramic pavers on floor/Side+rear walls of white plastic laminate with recessed base/Front wall-brushed stainless	6		GOOD	
137 FEATURES:BUILT-IN FURNITURE	Judges bench + witness stand + tables for defense + prosecution	6		FAIR	MINOR
FIRE/LIFE SAFETY					
143 EGRESS:LIGHTING/SIGNS	Ceiling mounted, lighted "exit" sign	6		GOOD	
144 EGRESS:PATH	None				
145 EGRESS:HAZARDOUS AREAS	None				
146 EGRESS:DISTANCE	None				
150 EGRESS:DOORS/HARDWARE	Panic hardware on all exterior doors	6		GOOD	
152 DETECTION:FIRE DETECTION SYS	None				
153 DETECTION:PULL-STATION	Located @ each floor elevator lobby + 3 in Main lobby	6		GOOD	
154 EXTINGUISHING:EXTINGUISHERS	Class ABC, dry chemical type in recessed stainless steel cabinets in each lobby	6		GOOD	
155 EXTINGUISHING:STAND PIPES	Connections inside stainless steel fire cabinet	6		GOOD	
156 EXTINGUISHING:SPRINKLERS	Entire building sprinkled with concealed "pop off" sprinkler heads	6		GOOD	
157 SEISMIC:CODE CONCERNS	Zone 0 - No damage				
HANDICAPPED ACCESSIBILITY					
161 ACCESSIBILITY:PLAN	Building's public spaces fully accessible	6			

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
HANDICAPPED ACCESSIBILITY					
162 EXTERIOR:DESIGNATED PARKING	Spaces located in secured garage	6			
163 EXTERIOR:ACCESSIBLE ENTRY	Ramp on South side/Elevator from parking	6			
164 INTERIOR:RESTROOMS	All are handicapped accessible	6			
PUBLIC HEALTH					
168 WATER TREATMENT:DOMESTIC WATER	City water			GOOD	
169 WATER TREATMENT:WASTE WATER	City sewer	6		GOOD	
170 REFUSE:HANDLING	Removed by private contractor (IWS, An Atwoods Co.)	6		GOOD	
HEATING/VENTILATION & AIR CONDITIONING					
172 HEATING:EQUIPMENT 1	Electric duct heaters as reheat; 4 per floor	6	75 EA	GOOD	
NOTE: Heaters turned off at circuit breaker; see also work recommendation for #186.					
177 COOLING:EQUIPMENT 1	Centrifugal chillers 250 ton/125 ton Bsmt U.S.P.O. & Court House 6 yrs.	6	2 EA	FAIR	MINOR
178 COOLING:EQUIPMENT 2	Cooling Tower 300 Ton Roof U.S.P. & Court House	6	1 EA	FAIR	MINOR
179 COOLING:PIPING NETWORK	2 pipe closed system	6		FAIR	SERIOUS
181 VENTILATION:AIR HANDLERS	Chill water system - cold deck 1 per floor	6	13 EA	FAIR	MINOR
182 VENTILATION:FANS	Exhaust/outside air/penthouse tower mechanical room	6	6 EA	GOOD	
183 VENTILATION:DUCT WORK	Sheet metal insulated with foil backed duct wrap	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
HEATING/VENTILATION & AIR CONDITIONING					
184 VENTILATION:GENERAL	Variable air volume boxes	6	205 EA	FAIR	SERIOUS
PLUMBING/UTILITY					
187 WATER:PIPING NETWORK	Sch 40/Copper/booster pumps 15 h.p. (2) in annex basement	6		FAIR	MINOR
189 WATER:HOT WATER HEATING	80 Gallon electric located on every other floor	6	6 EA	GOOD	
190 WATER:FIXTURES 1	Lavatories/water closets/urinals	6	40 EA	GOOD	
191 WATER:FIXTURES 2	Lavatories/wall sinks	6	60 EA	GOOD	
192 WASTEWATER:PIPING NETWORK	Cast iron	6			
193 WASTEWATER:PUMPS	Sewage ejection from pit/basement annex	6	1	GOOD	
194 FUEL:TYPE/STORAGE 1	Emergency generator No. 2 fuel 4000 gallon tank	6	1	FAIR	SERIOUS
196 PLUMBING/UTILITY:GENERAL	Separation tank serving parking deck	6	1	POOR	SERIOUS
ELECTRICAL					
197 INCOMING SERVICE:TRANSFORMER	See #197 U.S.P.O. & Court House	1	1	GOOD	
NOTE: Bldg.: U.S.P.O. and Court House services incoming power (Elec) Annex					
198 INCOMING SERVICE:SERVICE LINES	480/208/120V step down transformer 3 phase - 4 wire network	6	11	GOOD	
199 INCOMING SERVICE:GROUND	Bldg. ground grid network, to bldg domestic water piping	6	1	GOOD	
200 INCOMING SERVICE:MAIN DIST PNL	U.S.P.O. & Court House supply via main dist. network	6	1	FAIR	
201 MAIN DISTR PNL:ACCESS/MARKING	Easy access, clearly marked	6		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
ELECTRICAL					
202 ADDITIONAL PNLS:SERV. CAPACITY	200 amp - 1 phase, 4 wire, circuit breaker type	6	23 EA	GOOD	
203 ADDITIONAL PNLS:ACCESS/MARKING	Directories for C.B. service at each panel board	6		GOOD	
204 NETWORK:CONDUCTORS/RACEWAY	All conductors in conduit+raceway via main dist+power/lighting panels/All elec equip w/secondary safety switch disconn	6		GOOD	
205 NETWORK:LIGHTING TYPE 1	Floor fixtures flush 2x4, 1x4 w/lenses - 40W	6	1320	GOOD	
206 NETWORK:LIGHTING TYPE 2	Incandescent - high hats 175W/with dimmer switch	6	240	GOOD	

WORK RECOMMENDATIONS-----
by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
102 INTERIOR ENVELOPE OPENINGS:DOORS 1 PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Doors into courtrooms with concealed hinges + auto closing devices/Hinges have failed in some instances/Wood has splintered+door has failed	Replace all doors + hinges with stronger hinge + compati- ble door	18 PR	27000 2664 5932 =====
				\$ 35596
125 INTERIOR ENVELOPE FLOORS:MATERIAL/FINISH 1 PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Ceramic pavers laid over sub-flooring due buckling/ Edges of pavers are breaking at expansion joints	Remove and replace affected areas	100 SF	192 340 106 =====
				\$ 638
179 HVAC COOLING:PIPING NETWORK PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Inadequate water treatment system	Install automatic hydraulic feed system for closed loop and open recirculating system (based on 1 yr service)		392 600 198 =====
				\$ 1190
180 HVAC COOLING:GENERAL PRIORITY: SERIOUS RATING: SOURCE: RS Means	Outside air supply lacks pro- per dehumidification	Install dehumidifier/Reheat in penthouse tower mechanical room	1	45400 13620 11804 =====
				\$ 70824
184 HVAC VENTILATION:GENERAL PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Variable air volume boxes not operating properly due to ineffective control	Recalibrate control system including all thermostats, dampers and reheat coils	205 EA	2650 19000 4330 =====
				\$ 25980
186 HVAC HVAC:GENERAL PRIORITY: SERIOUS RATING: SOURCE: RS Means	Existing duct system requires balancing (air changes, CFM)	System needs total air balance and duct cleaning		28500 309500 67600 =====
				\$ 405600

WORK RECOMMENDATIONS-----
by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
194 PLUMBING/UTILITY FUEL:TYPE/STORAGE 1 PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Load testing of emergency generator causes voltage surges resulting in failure of power supplies in fire alarm system	Install phase protection and overcurrent device	1	1030 510 308 =====
				\$ 1848
196 PLUMBING/UTILITY PLUMBING/UTILITY:GENERAL PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Separation tank for parking deck overflows	Install oil recovery interceptor	1	3000 1200 840 =====
				\$ 5040
MINOR				
35 EXTERIOR ENVELOPE OPENINGS:OTHER DOORS PRIORITY: MINOR RATING: 6 SOURCE:	Steel louvered doors in exterior areas are badly rusted/Metal is pitted + paint has deteriorated	Sand, scrape, prime + repaint all rusted metal with anti-rust paint	4 EA	1700 529 445 =====
				\$ 2674
85 EXTERIOR ENVELOPE EXTERIOR:GENERAL 1 PRIORITY: MINOR RATING: 6 SOURCE:	Conc ledges/decks outside 3rd flr windows (old District Exe. Executive ofc) are cracked/ Attempt has been made to caulk cracks/Gaskets have been repl	Caulk minor cracks/Resurface problem areas (where water stands) with waterproof membrane providing proper slope to drain	100 SF	490 261 150 =====
				\$ 901
92 INTERIOR ENVELOPE WALLS:FINISH 3 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Vinyl wall covering is pulling away from walls	Strip wall covering as required/match existing with new sections	2000 SF	1260 720 396 =====
				\$ 2376
95 INTERIOR ENVELOPE WALLS:TRIM 3 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Sections of 4" vinyl base have pulled away from wall/In some instances, base is gone	Reglue loose pieces + replace missing sections with matching vinyl base	150 LF	90 80 34 =====
				\$ 204

WORK RECOMMENDATIONS-----
by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
MINOR				
112 INTERIOR ENVELOPE CEILINGS:MATERIAL 1 PRIORITY: MINOR RATING: 6 SOURCE:	Ceiling tiles missing or water damaged	Replace damaged tiles with matching tiles	24 EA	53 33 17 =====
			\$	103
126 INTERIOR ENVELOPE FLOORS:MATERIAL/FINISH 2 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Commercial grade "glue-down" carpet is stained and/or worn	Should be replaced as part of on-going maintenance program	100 SY	2050 482 506 =====
			\$	3038
137 INTERIOR ENVELOPE FEATURES:BUILT-IN FURNITURE PRIORITY: MINOR RATING: 6 SOURCE: Sub-cntrctr	Wood finish is scratched and marred due to wear and tear in nine of the courtrooms	Refinish and touch-up as required		0 2000 400 =====
			\$	2400
177 HVAC COOLING:EQUIPMENT 1 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Chiller contains rust in refrigerant side oil chamber resulting in premature bearing failure	Retrofit existing system	1	8000 12000 4000 =====
			\$	24000
178 HVAC COOLING:EQUIPMENT 2 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Cooling tower sheaves and blades out of balance on south cell resulting in failure of belts, shafts and bearings	Retrofit & rebalance system	1	2000 6000 1600 =====
			\$	9600
181 HVAC VENTILATION:AIR HANDLERS PRIORITY: MINOR RATING: 6 SOURCE: RS Mena	Filters not of high enough efficiency given humidity	Upgrade filters	13	54600 15250 13970 =====
			\$	83820

WORK RECOMMENDATIONS-----
by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
MINOR				
187 PLUMBING/UTILITY	Lack of sufficient pressure in	Install in-line booster pump	1	2200
WATER:PIPING NETWORK	11th floor lavatories			760
PRIORITY: MINOR				592
RATING: 6				=====
SOURCE: RS Means				\$ 3552

COST SUMMARY -----

FEDERAL COURT ANNEX
301 N. Miami Avenue
Miami,, FL

DEFICIENCY CATEGORY	CRITICAL	SERIOUS	MINOR	CATEGORY SUBTOTAL
SITE	\$ 0	\$ 0	\$ 0	\$ 0
EXTERIOR	0	0	3576	3576
INTERIOR	0	36235	8122	44357
FIRE	0	0	0	0
HANDICAPPED	0	0	0	0
PUBLIC	0	0	0	0
HEATING	0	503594	117420	621014
PLUMBING	0	6888	3552	10440
ELECTRICAL	0	0	0	0
PRIORITY SUBTOTAL	\$ 0	\$ 546718	\$ 132670	

TOTAL COST FOR BUILDING: \$ 679387

GENERAL INFORMATION

U.S. POST OFFICE AND COURTHOUSE (The Old Courthouse)

300 NE 1st Avenue
Miami, FL 33128

OWNERSHIP: Federal

CURRENT USE: Federal Courts

PROPOSED USE: Same

OWNERS

General Services Administration

ADDRESS

Washington, D.C. 20405

PHONE

(202)472-1891

CONTACTS

Keenan Casady

ADDRESS

301 N. Miami Ave., Miami, Florida 33128

PHONE

(305)536-6968

LANDMARK SIGNIFICANCE

The Old U.S. Courthouse and Post Office is eligible for listing in the National Register of Historic Places.

ENDANGERED STATUS

The Old U.S. Courthouse and Post Office is not endangered.

ARCHITECTURAL DESCRIPTION

The Old US Courthouse and Post Office is a 3-story, Beaux-Art style building built out of native coquina. The main facade is symmetrical with a slightly recessed bay at each end of the main block. The central portion is richly detailed with 2-story Corinthian columns appearing to support an entablature and cornice. The deep cornice, which separates the 2nd and 3rd flrs continues around the building. At each end of the main block double pairs of pilasters are used. Windows throughout the building are aluminum casements. Along the main facade the windows at the 2nd flr are arched. On the N and S elevations pilasters are substituted for columns and 2nd flr windows are simple casements, not arched. Other features of note include a carved stone parapet located in the center of the main facade. The main interior space is the original Post Office lobby which spans the width of the building. Floors are marble with geometric patterns inlaid with various colored marbles. Walls are veneered in marble to about 10 ft. The plaster ceilings are vaulted. The central courtroom, located on the 2nd flr, is the largest interior space. Windows line the N and S sides. The ceiling is coffered. The

GENERAL INFORMATION -----

ARCHITECTURAL DESCRIPTION continued...

walls are paneled, with cellulose panels above simulating ashlar blocks. A WPA era mural is behind the judge's bench. The 2nd and 3rd flr finishes vary from marble floors and wainscoting in the corridor areas, to commercial grade carpeting and painted gypsum board in the office areas. In plan, these two floors can be described as doughnut shaped, double loaded corridors.

CONDITION DESCRIPTION

Generally the Old Courthouse is in good condition. Exterior problems are masonry related including the erosion of a small section of coquina at the south end of the West elevation. Algae are also thriving in this area as a result of continuous dampness. Additionally, plant material is growing out of the cornice which wraps around the 3 main facades. In some areas, plants as tall as 24" were spotted growing out of the mortar joints. Interior problems include plaster deterioration in 2 stairwells and miscellaneous damaged and deteriorated acoustical ceiling tiles. The former can be attributed to leaks from the exterior of the building. The latter includes panels stained by condensation from air conditioning ducts running above the ceilings.

EVALUATION PROCEDURE

CONDITION DESCRIPTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS: The age of the building and subsequent lack of on-site documentation, ie. as-built drawings and O & M manuals, has resulted in mechanical systems that are difficult to control. The problems of humidity and poor ventilation could be readily corrected by the installation of appropriate equipment. Re-calibration of the controls followed by the testing and balancing of the entire air system would render the building in good condition. Exposed conductors for the lighting fixtures are the primary electrical concern. Replacement of the storm ejection system, the asbestos abatement in the piping insulation, and replacement of leaking water fixtures should alleviate the majority of the plumbing problems.

GENERAL NOTE: UNLESS NOTED OTHERWISE, DESCRIPTIONS APPLY TO SURFACES THROUGHOUT THE BLDG. FOR EXAMPLE, "BRONZE" GLASS APPLIES TO ALL GLAZING

GENERAL INFORMATION -----

LANDMARK INFORMATION

NHL LISTING: None
DATE LISTED: N/A
ESTABLISHED BOUNDARIES: No
ACREAGE:
ARCHEOLOGICAL RESOURCES ON SITE:
 ABOVE GROUND: No
 BELOW GROUND: Unknown
OTHER HISTORIC BUILDINGS ON SITE:

OTHER BUILDINGS ON SITE:
 Courthouse Annex to west

SIGNIFICANCE

NHL PERIOD OF SIGNIFICANCE: N/A
AREA OF SIGNIFICANCE: Potentially eligible for the
 National Register
NHL THEME:
OTHER PERIODS OF SIGNIFICANCE:
STATE HISTORIC LISTING:
LOCAL HISTORIC LISTING:
PAST FEDERAL INVOLVEMENT/FUNDING:
PAST STATE INVOLVEMENT/FUNDING:

BUILDING HISTORY

DATE OF CONSTRUCTION: 1931-33
ARCHITECT: Phineas Paist & Harold Steward
HISTORIC FUNCTION: P.O./US Courts
YEARS MODIFIED/MODIFICATION:
 1985- interior renovated

LOCATION INFORMATION

LOCATION: Intersection of NE 1st Ave + NE 3rd St.
COUNTY: Dade
COUNTY CODE: 025
US CONGRESSIONAL DISTRICT: 18
STATE LEGISLATIVE DISTRICT:
UTM COORDINATES: N/A

MARKETING INFORMATION

PERCENT OCCUPIED: 100%
ASSESSED VALUE:
 LAND..... N/A
 BUILDING.. N/A
 DATE..... N/A
PROPERTY TAX RATE. N/A
APPRAISAL:
 LAND..... N/A
 BUILDING.. N/A
 DATE..... N/A
 SOURCE.... N/A
 ADDRESS. N/A

PHONE...
IS BUILDING ON MARKET? No
ASKING PRICE: N/A
FEASIBILITY STUDIES: No
DEED RESTRICTIONS:
ZONING CLASSIFICATION:
HISTORIC PRESERVATION ZONING RESTRICTIONS:
ARCHITECTURAL REVIEW BOARD JURISDICTION:
PROXIMITY TO RAPID TRANSIT: 2 blks E+W+N
PROXIMITY TO MASS TRANSIT: On major bus line
PROXIMITY TO MAJOR HWYS: 4 blks to I-95
PROXIMITY TO OTHER DEVELOPMENTS: 4 blks Metro Dade
PROXIMITY TO CBD: Within CBD
NUMBER OF PREVIOUS OWNERS: 0
LOCAL COST FACTOR: N/A

OPERATIONS INFORMATION

Open to the Public
SEASON: Year round
HOURS: 8:30 to 5:00
AVERAGE OPERATING COSTS
YEARS..... N/A
ELECTRICAL..... N/A
GAS..... N/A
OIL..... N/A
COAL..... N/A
WATER/SEWER.... N/A
INSURANCE..... N/A
PROPERTY TAXES: N/A

BUILDING CODE INFORMATION

APPLICABLE CODES:
 Southern Bldg Code
 NFPA 101
HISTORIC PRESERVATION CLAUSE: Yes
OCCUPANCY CLASSIFICATION: Business
OCCUPANT LOAD: 200
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 0

GENERAL INFORMATION -----

BUILDING INFORMATION

FLOOR AREA:..... 111416 SF
ROOF AREA:..... 65300 SF
PERIMETER LENGTH:.... 971 LF
NUMBER OF STORIES:... 3
TYPE OF CONSTRUCTION: Concrete frame + floor slabs

NUMBERING INFORMATION

BUILDING NUMBER: FL0029AD
NATIONAL REGISTER NUMBER: N/A
OTHER NUMBER: FL0029AD
SOURCE: GSA

DOCUMENTATION

WRITTEN/PHOTOGRAPHIC/GRAPHIC MATERIAL:

TYPE	DATE	LOCATION
....
Fire Safety Survey	01/14/82	GSA/Site
Bldg Evaluation Rpt	02/88	GSA/Site

EMERGENCY SERVICES INFORMATION

Fire Protection by: City of Miami

Hospital facilities at:

Police Protection by: City of Miami

OTHER CONTACT INFORMATION

REDEVELOPMENT COMMISSION

NATIONAL PARK SERVICE REGIONAL OFFICE
SERO Preservation Assistance

75 Spring Street, Atlanta, Georgia 30303

(404)331-2643

STATE HISTORIC PRESERVATION OFFICE
Div of Historical Resources

Dept of State, The Capitol, Tallahassee, Florida 32301

(904)487-2333

LOCAL/STATE-WIDE PRESERVATION GROUPS

BUILDING INSPECTION DEPARTMENT

GENERAL INFORMATION -----

INSPECTION TEAM DATA

DATE OF INITIAL INSPECTION: 05/04/88

INSPECTION TEAM PERSONNEL:

INSPECTOR #1

Rudy Massengill

Architect

CAC/Col of Architecture

Georgia Tech

Atlanta, GA 30332-0155

404-894-3390

AREAS: AR/FS/HC/SI

INSPECTOR #2

Gabe Finke

Engineer

ISES

4615 Hwy 78 - Suite 1A

Lilburn, GA 30247

(404)985-8651

AREAS: PH/PL/ME/EL

INSPECTOR #3

Beth Grashof

Architect

CAC/Col of Architecture

Georgia Tech

Atlanta, GA 30332-0155

(404)894-3390

AREAS: AR/Drawings

TIME: 8 hrs

DATE OF DATA ENTRY: 05/14/88

DATA ENTRY BY:

NAME..... Beth Grashof

ADDRESS.. CAC/Col of Architecture

Georgia Tech

Atlanta, GA 30332-0155

PHONE.... (404)894-3390

DATE OF LAST UPDATE INSPECTION:

COMMENTS: _____

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
SITE					
1 PEDESTRIAN ACCESS:WALKWAY	Concrete sidewalk around North+East+ South	4	6560 SF	GOOD	
2 VEHICULAR ACCESS:PARKING	Private secured parking in new garage/ public lots + garages available offsite/ metered parking on 3rd + 4th Streets	6	86 EA	GOOD	
4 LANDSCAPING:FLORA	Grassed areas on N+E+S between building+ sidewalk/sparse use of ornamental plants (flowering shrubs)	3	10000 SF	GOOD	
5 LANDSCAPING:FENCES/WALLS	Granite borders between building + sidewalk/2 large flagpoles along NE 1st Avenue	2		GOOD	
NOTE: The large flagpoles are mounted along inside edge of granite curbing at East elevation.					
6 LANDSCAPING:PLAN	Enclosed courtyard between 2 buildings/ ceramic tile pavers-common bond/ perimeter planters-concrete/tree wells	2	12650 SF	GOOD	
NOTE: Landscape materials in courtyard include split leaf philodendron + flowering shrubs. Liriope used as edging along planters. Built-in benches occur in selected areas.					
7 LANDSCAPING:GRAOE	Flat	3		GOOD	
8 UTILITY SERVICE:HYDRANTS	Corner of NE 1st Avenue + NE 3rd Street	6	2 EA	GOOD	
EXTERIOR ENVELOPE					
11 FOUNDATION:WALLS 1	Granite blocks-irregular sized-standard coursing	1	1750 LF	GOOD	
17 FOUNDATION:OPENINGS	Small openings at grade create "clear- story" lights for basement rooms/light wells at each corner of west elevation	1	45 EA	GOOD	
26 WALLS:SURFACE MATERIAL 1	Coquina veneer N + S + E elevations	1	29500 SF	GOOD	
27 WALLS:SURFACE MATERIAL 2	Brick veneer on West elevation	2	9800 SF	GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
28 WALLS:SURFACE MATERIAL 3	Brick veneer-patio/brick veneer on all "courtyard" side walls	1	7000 SF	GOOD	
29 WALLS:FINISH 1	29500na- unfilled sf	1		GOOD	
30 WALLS:FINISH 2	Brick-smooth/painted off-white	2	9800 SF	GOOD	
31 WALLS:FINISH 3	Rough	1	7000 SF	GOOD	
32 WALLS:GENERAL	Coquina exterior including trim/small amount of carved stone used as applied details:column capitals+medallions	1		GOOD	
33 OPENINGS:MAIN DOOR	Mill finish aluminun + glass storefront doors	4	85 SF	GOOD	
34 OPENINGS:MAIN DOOR TRIM	Cast aluminum surround with a raised chevron pattern	1	15 SF	GOOD	
NOTE: Masonry openings at main entrances (SE + NE Corners) have carved stone surrounds.					
35 OPENINGS:OTHER DOORS	Wood (solid)/hollow metal/wood store- front with single glazed panel on west elevation	4	400 SF	GOOD	
36 OPENINGS:OTHER DOOR TRIM	Wood/hollow metal	4	50 SF	GOOD	
37 OPENINGS:WINDOW FRAME 1	Cast aluminum/major vertical+horizontal members have raised chevron pattern	1		GOOD	
38 OPENINGS:WINDOW SASH 1	Aluminum industrial type/combination casements + fixed + operable hoppers/ generally 1st + 2nd floor	2	190 EA	GOOD	
39 OPENINGS:WINDOW TRIM 1	Significant windows (openings) incorpo- rate a carved coquina surround	1		GOOD	
40 OPENINGS:WINDOW FRAME 2	Cast aluminum	2		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
41 OPENINGS:WINDOW SASH 2	One pair industrial type casements per masonry opening	2	229 EA	GOOD	
46 OPENINGS:GLAZING	Single panes of clear vision glass/PSV film applied in selected areas on south elevation	4	4600 SF	GOOD	
47 OPENINGS:STORMS	Interior type of two sheets of glass in wood frames in major openings along east most perimeter/fixed	4		GOOD	
48 OPENINGS:SCREENS	Interior screens on industrial sash	3		GOOD	
50 OPENINGS:HARDWARE	Metal lever/handle-manually operated	3	2400 EA	GOOD	
51 OPENINGS:WDO LINTELS/SILLS	Coquina	1	419 EA	GOOD	
52 OPENINGS:GENERAL	All openings faced with coquina unless otherwise stated	1	419 EA	GOOD	
53 FEATURES:STAIRS 1	Granite-low profile	1		GOOD	
60 FEATURES:ORNAMENTATION 1	Coquina watertable + continuous sill line/ogee profile	1	1450 SF	GOOD	
61 FEATURES:ORNAMENTATION 2	Engaged pilaster/columns on the N+S+E elevations	1	48 EA	GOOD	
62 FEATURES:CHIMNEYS 1	Brick- interior at light courts	2		GOOD	
65 ROOF:CORNICE	Deep continuos cornice above 2nd floor windows	1	6500 SF	FAIR	SERIOUS
68 ROOF:DORMERS	Small semicircular type on tile roof/ used as roof vents	1		GOOD	
69 ROOF:PARAPET/BALUSTRADE	Continuous- faced with coquina	1	2800 SF	GOOD	
71 ROOF:SURFACE MATERIAL 1	Clay barrel tile	1		GOOD	
72 ROOF:SURFACE MATERIAL 2	Built-up roofing/new in 1988	4		GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
EXTERIOR ENVELOPE					
73 ROOF:SURFACE MATERIAL 3	Terra cotta tiles set in bed of tar	1		FAIR	SERIOUS
76 ROOF:DRAINAGE	Interior drains	3		GOOD	
80 ROOF:STRUCTURE 1	Concrete beams + roof slab	2		GOOD	
INTERIOR ENVELOPE					
87 WALLS:MATERIAL 1	Yellow glazed brick-common bond/in base- ment mechanical + boiler rooms only	2	53000 SF	GOOD	
88 WALLS:MATERIAL 2	Plaster on CMU/exposed CMU	2		GOOD	
89 WALLS:MATERIAL 3	Sheetrock over metal studs	4		GOOD	
90 WALLS:FINISH 1	Painted plaster + sheetrock	4		FAIR	
91 WALLS:FINISH 2	Vinyl wall coverings used extensively in private offices	4	300000 SF	FAIR	
93 WALLS:TRIM 1	6" vinyl base at plaster walls/4" vinyl base at sheetrock walls	4		GOOD	
102 OPENINGS:DOORS 1	Metal fire doors	4	14 EA	GOOD	
103 OPENINGS:DOOR TRIM 1	Hollow metal	4	14 EA	GOOD	
104 OPENINGS:DOORS 2	Solid core wood	4	3144 EA	GOOD	
105 OPENINGS:DOOR TRIM 2	Wood-simple profile	4	3144 EA	GOOD	
108 OPENINGS:WINDOW TRIM 1	Flush sills-wrapped in aluminum	1		GOOD	
112 CEILINGS:MATERIAL 1	Exposed hollow clay tiles/plastered in "common" areas	3		GOOD	
113 CEILINGS:MATERIAL 2	Plaster over hollow clay tile or wire lath	3		GOOD	SERIOUS
114 CEILINGS:MATERIAL 3	Lay-in acoustical tile-generally 2'x4'/ Cellotex perforated 12"x12" tiles/ cellulose panels/rated 4	3/4	100 EA	FAIR	MINOR

NOTE: Ceilings in two larger courtrooms contain coffered skylights. Rated 3.

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
INTERIOR ENVELOPE					
116 CEILINGS:FINISH 2	Painted	4		GOOD	
117 CEILINGS:FINISH 3	Factory finished acoustical+Cellotex+ cellulose panels	4	100 EA	FAIR	MINOR
125 FLOORS:MATERIAL/FINISH 1	Scored concrete/painted in chiller rooms	3		GOOD	
127 FLOORS:MATERIAL/FINISH 3	Vinly tile or commercial grade "glue- down" carpet/plush carpet in most judges chambers	4	5000 SF	GOOD	
133 FEATURES:MAIN STAIRS	Enclosed stairs of marble	1		GOOD	
138 FEATURES:EXPOSED COLUMNS	Poured in place concrete	3	12 EA	GOOD	
FIRE/LIFE SAFETY					
143 EGRESS:LIGHTING/SIGNS	Lighted ceiling mounted exit signs at points of exit	6		GOOD	
144 EGRESS:PATH	Offices to corridors to fire stairs	6		GOOD	
145 EGRESS:HAZARDOUS AREAS	Wood stud construction at 3rd floor mechanical rooms	5	252 SF	POOR	CRITICAL
152 DETECTION:FIRE DETECTION SYS	Smoke detectors at all elevator lobbies- generally ceiling mounted	6		GOOD	
153 DETECTION:PULL-STATION	Located at all elevator lobbies + throughout corridors + selected spaces	6		GOOD	
154 EXTINGUISHING:EXTINGUISHERS	Wall mounted CO2 type/readily accessible in mechanical areas/housed in recessed cabinets throughout corridors	6	25	GOOD	
156 EXTINGUISHING:SPRINKLERS	Entire structure is sprinklered/exposed heads throughout	6		GOOD	
157 SEISMIC:CODE CONCERNS	Zone 0-No damage			GOOD	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
HANDICAPPED ACCESSIBILITY					
161 ACCESSIBILITY:PLAN	Ramp from sidewalk to level one at SE entry/entrance from courtyard via garage elevator	4		GOOD	
162 EXTERIOR:DESIGNATED PARKING	Spaces designated in adjoining garage	6		GOOD	
PUBLIC HEALTH					
168 WATER TREATMENT:DOMESTIC WATER	Supplied by city	6		GOOD	
169 WATER TREATMENT:WASTE WATER	City sewer	6		GOOD	
170 REFUSE:HANDLING	Removed by private contractor-IWS, an Atwoods company	6		GOOD	
HEATING/VENTILATION & AIR CONDITIONING					
172 HEATING:EQUIPMENT 1	Electric duct heaters/supply side AHU's- 12-28 KW rated each	6		GOOD	
177 COOLING:EQUIPMENT 1	Centrifugal chillers/York 277 ton/ located in basement/6 years old	6	2 EA	GOOD	
178 COOLING:EQUIPMENT 2	Cooling tower-300 ton Baltimore Aircoil/ located on roof	6	1 EA	FAIR	MINOR
179 COOLING:PIPING NETWORK	2 pipe closed system (AHU condensate drain lines included)	6		FAIR	SERIOUS
181 VENTILATION:AIR HANDLERS	Carrier + Trane chill water system-cold deck - coils	6	20 EA	POOR	SERIOUS
182 VENTILATION:FANS	Exhaust + return air VAV: single duct	6	5 EA	POOR	SERIOUS
183 VENTILATION:DUCT WORK	4-VAV multizone applications/ Sheet metal/insulated with foil backed duct wrap	6		FAIR	SERIOUS
185 HVAC:DECORATIVE FEATURES	Original radiators in old Post Office lobby- no longer in operation	2	6 EA	POOR	

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
HEATING/VENTILATION & AIR CONDITIONING					
186 HVAC:GENERAL	HVAC pneumatic controls system by Johnson Controls	6	110 EA	FAIR	SERIOUS
PLUMBING/UTILITY					
187 WATER:PIPING NETWORK	Cast iron 30 years old-asbestos insulation	5		POOR	SERIOUS
188 WATER:EQUIPMENT	Storm ejection system - 2 pumps + emergency motor	6		POOR	SERIOUS
189 WATER:HOT WATER HEATING	2 Judges with own 5 gallon HWH/ personal 5 gallon heaters	6	2 EA	GOOD	
190 WATER:FIXTURES 1	40 floor mounted water closets/30 wall mounted sinks/20 wall mounted urinals/ all recently upgraded + preserved	3	90 EA	GOOD	
191 WATER:FIXTURES 2	Existing lavatories at 2nd floor require total upgrade/1 sink, 1 water closet in each 2nd fl lavatory at E end of bldg	6	4 EA	POOR	SERIOUS
192 WASTEWATER:PIPING NETWORK	Cast iron soil pipe network with venting/original system with 35% upgrade	6		FAIR	
193 WASTEWATER:PUMPS	Sewage ejection from pit	6	4 EA	GOOD	
ELECTRICAL					
197 INCOMING SERVICE:TRANSFORMER	1000 KVA pad mounted/air cooled/480 V	6	1 EA	FAIR	SERIOUS
198 INCOMING SERVICE:SERVICE LINES	High voltage/approx 300-500 MCM/ conductor-3 line insulated individual leg via conduit-rigid	6		FAIR	
199 INCOMING SERVICE:GROUND	Grounded via bldg domestic plumbing grid	6		GOOD	
200 INCOMING SERVICE:MAIN DIST PNL	Motor control switchboard/max rating 1200 AMPS/primary electrical apparatus with separate safety	6	1 EA	FAIR	

NOTE: Disconnect secondary switch.

BUILDING INVENTORY-----

ELEMENT -----	DESCRIPTION -----	RATING -----	QUANTITY -----	CONDITION -----	PRIORITY -----
ELECTRICAL					
201 MAIN DISTR PNL:ACCESS/MARKING	Space requirement appropriate/test + identify for proper directory marking + ID	6		POOR	SERIOUS
202 ADDITIONAL PNLS:SERV. CAPACITY	Power-lighting panel 100 AMP panel boards/1 phase 3/4 wire	6	26 EA	FAIR	
203 ADDITIONAL PNLS:ACCESS/MARKING	Panels generally accessible/accuracy of circuit identification unknown/see work recommendation for #201	6		FAIR	
204 NETWORK:CONDUCTORS/RACEWAY	Varied plastic/cloth insulated 3/4 wire network-conduit/raceway	6		FAIR	MINOR
205 NETWORK:LIGHTING TYPE 1	Fluorescent:620 2'x4' fixtures/100 1'x4' fixtures	6	720 EA	FAIR	MINOR
206 NETWORK:LIGHTING TYPE 2	Varied decorative incandescent fixtures/ see work recommendation for #205	3	110 EA	FAIR	
207 ELECTRICAL:GENERAL 1	Several disconnected and abandoned utilities:electrical + piping + communications	5		POOR	SERIOUS

WORK RECOMMENDATIONS----- by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
F				
91 INTERIOR ENVELOPE WALLS:FINISH 2 PRIORITY: F RATING: 4 SOURCE: RS Means	Vinyl wall covering in some perimeter offices pulling away from the wall due to prolonged dampness	Strip paper from wall/ thoroughly dry out wall/ prime with KILS + repaper with matching vinyl wall covering	900 SF	567 324 178 =====
				\$ 1069
CRITICAL				
145 FIRE/LIFE SAFETY EGRESS:HAZARDOUS AREAS PRIORITY: CRITICAL RATING: 5 SOURCE:	New wall at mechanical room built of non-rated material/no door- emergency exit unpro- tected NFPA 101	Replace wood studs with metal+ two layers 5/8" fire rated gypsum board/install fire rated door to enclose room	252 SF	2204 1152 671 =====
				\$ 4027
SERIOUS				
65 EXTERIOR ENVELOPE ROOF:CORNICE PRIORITY: SERIOUS RATING: 1 SOURCE: R S Means	Plant material being allowed to grow along cornice/in some areas large plants are weaken- ing mortar joints and allowing water penetration into wall	Remove all plant material and repoint joints where loss of mortar has occurred/clean cornice and apply fungicide	1200 SF	25 4247 854 =====
				\$ 5126
73 EXTERIOR ENVELOPE ROOF:SURFACE MATERIAL 3 PRIORITY: SERIOUS RATING: 1 SOURCE: RS Means	Caulking around tiles in areas to either side of the large skylight has been patched	Areas should be cleaned of debris + allowed to thoroughly dry out/caulk	500 LF	280 440 144 =====
				\$ 864
113 INTERIOR ENVELOPE CEILINGS:MATERIAL 2 PRIORITY: SERIOUS RATING: 3 SOURCE: RS Means	Failed plaster due to excess moisture/finish coat bubbled+ areas with exposed lath	Remove deteriorated plaster + lath/replace lath as required/ apply new scratch + finish coats to match original/paint to match existing	500 SF	266 607 174 =====
				\$ 1047
179 HVAC COOLING:PIPING NETWORK PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Condensate drain line runs through window and drains on side of bldg causing deterior- ation of coquina NFPA 214	Reroute PVC condensate piping with appropriate specialty devices	1 EA	60 200 52 =====
				\$ 312

WORK RECOMMENDATIONS----- by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
180 HVAC COOLING:GENERAL PRIORITY: SERIOUS RATING: SOURCE: RS Means	Basement overcooled to alleviate humidity	Install reheat duct heaters on supply side of AHU's	4 EA	7600 1200 1760 =====
				\$ 10560
181 HVAC VENTILATION:AIR HANDLERS PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	4 Trane air handlers old + in poor condition NFPA 90B	Replace air handlers and associated equipment	4 EA	56000 16800 14560 =====
				\$ 87360
182 HVAC VENTILATION:FANS PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Fan motors for exhaust + return air are 110 V instead of 480 V-3 phase NEC 70B	Replace motors with correct size	5 EA	16500 2000 3700 =====
				\$ 22200
183 HVAC VENTILATION:DUCT WORK PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Existing duct system including grills+registers+diffusers needs cleaning+balancing (air changes, CFM)	Clean + balance entire system		24700 140000 32940 =====
				\$ 197640
186 HVAC HVAC:GENERAL PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Air handling units and thermo- stats need controls recal- ibrated to alleviate hot + cold spots in building NFPA 90B	Recalibrate controls of AHU + thermostat + replace air com- pressors with refrigerant dry- er duplex type		33240 42400 15128 =====
				\$ 90768
187 PLUMBING/UTILITY WATER:PIPING NETWORK PRIORITY: SERIOUS RATING: 5 SOURCE: RS Means	Piping insulation contains asbestos CFR-40	Remove asbestos + reinsulate piping	1250 LF	1560 6750 1662 =====
				\$ 9972

WORK RECOMMENDATIONS----- by Priority

CATEGORY ELEMENT RATING -----	DEFICIENCY & CODE -----	RECOMMENDATION JUSTIFICATION -----	QUANTITY -----	MAT LABOR +MARKUP -----
SERIOUS				
188 PLUMBING/UTILITY WATER:EQUIPMENT PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Emergency storm ejection diesel motor inoperative/2 storm ejection pumps in poor condition	Upgrade motor/replace pumps	3 EA	7200 3600 2160 =====
				\$ 12960
191 PLUMBING/UTILITY WATER:FIXTURES 2 PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	2 lavatories on second floor in poor condition-piping leaks through to 1st flr ceiling	Replace with modern equipment+ upgrade pipe chase + specialty valves to include all connections	4 EA	2100 1680 756 =====
				\$ 4536
197 ELECTRICAL INCOMING SERVICE:TRANSFORMER PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Transformer air cooled dry type which has exceeded life cycle CFR-40/NEC 70-450	Replace with air cooled dry type 1000 KVA rated/costs include demolition + set up + auxilliary equipment	1 EA	56800 21700 15700 =====
				\$ 94200
201 ELECTRICAL MAIN DISTR PNL:ACCESS/MARKING PRIORITY: SERIOUS RATING: 6 SOURCE: RS Means	Existing MDP switchboard and motor control center needs marking + identification of directory NEC 70-110-22	Label directory of MDP + motor control center		278 1306 316 =====
				\$ 1900
207 ELECTRICAL ELECTRICAL:GENERAL 1 PRIORITY: SERIOUS RATING: 5 SOURCE: RS Means	Building has varied abandoned utility systems NFPA 70E	Identify and remove/demolish systems and repair surface areas/seal all penetrations with fire rated construction		6400 24800 6240 =====
				\$ 37440
MINOR				
114 INTERIOR ENVELOPE CEILINGS:MATERIAL 3 PRIORITY: MINOR RATING: 3/4 SOURCE: RS Means	Ceiling tiles are stained or missing	Replace missing + damaged tiles	100 EA	220 136 71 =====
				\$ 427

WORK RECOMMENDATIONS----- by Priority

CATEGORY ELEMENT RATING	DEFICIENCY & CODE	RECOMMENDATION JUSTIFICATION	QUANTITY	MAT LABOR +MARKUP
MINOR				
117 INTERIOR ENVELOPE CEILINGS:FINISH 3 PRIORITY: MINOR RATING: 4 SOURCE: RS Means	Ceiling tiles are stained or missing	Replace missing + damaged tiles	100 EA	220 136 71 =====
			\$	427
178 HVAC COOLING:EQUIPMENT 2 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Louvers + screen are in poor condition	Repair as necessary		3800 1600 1080 =====
			\$	6480
204 ELECTRICAL NETWORK:CONDUCTORS/RACEWAY PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Central courtroom has exposed communication wiring NEC-70B	Install appropriate conductors for communication in approved conduit raceways	200 LF	1300 960 452 =====
			\$	2712
205 ELECTRICAL NETWORK:LIGHTING TYPE 1 PRIORITY: MINOR RATING: 6 SOURCE: RS Means	Existing lighting systems require upgrade NEC 70B	Install group revamping + relensing + partial ballast upgrades/secure conductors for incandescent fixtures/replace 30-40 globes and/or lenses	830 EA	10375 19600 5995 =====
			\$	35970

COST SUMMARY -----

U.S. POST OFFICE AND COURTHOUSE
300 NE 1st Avenue
Miami, FL 33128

DEFICIENCY CATEGORY	CRITICAL	SERIOUS	MINOR	CATEGORY SUBTOTAL
SITE	\$ 0	\$ 0	\$ 0	\$ 0
EXTERIOR	0	5990	0	5990
INTERIOR	0	1048	854	1902
FIRE	4027	0	0	4027
HANDICAPPED	0	0	0	0
PUBLIC	0	0	0	0
HEATING	0	408840	6480	415320
PLUMBING	0	27468	0	27468
ELECTRICAL	0	133541	38682	172223
 PRIORITY SUBTOTAL	 \$ 4027	 \$ 576887	 \$ 46016	

TOTAL COST FOR BUILDING: \$ 626930